



5 Bankfield, Kendal
Asking Price £650,000

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Thomson Hayton Winkley



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A substantial Victorian mid terrace house located in a sought after residential location within the market town of Kendal. Having two reception rooms, dining kitchen, five bedrooms, bathroom, two shower rooms, utility room, cellar, store/workshop, double garage and generous outdoor space.







5 BANKFIELD

An impressive period residence occupying an elevated position on a generous plot with far reaching views across the town towards open countryside. This fine property offers an exciting opportunity for the purchaser to create an outstanding family home by updating the living space and landscaping the outdoor space to suit their own taste and requirements. Situated at the head of a sought after private driveway in the desirable Greenside area of Kendal the property is conveniently placed for the many amenities available both in and around the market town and is within easy reach of the Lake District National Park and the M6.

The versatile accommodation briefly comprises entrance hall, lounge with woodburning stove open to dining kitchen, utility room and shower room to the ground floor, a sitting room, double bedroom and a shower room on the first floor. The second floor offers an additional three double bedrooms, with one currently in use as a home office, and a bathroom and there is a further double bedroom and ample eaves store on the third floor. The cellar is divided into three sections and has restricted headroom. The property benefits from retaining many period features and has gas central heating.

The property boasts generous grounds to the front and rear which includes off road parking, a double garage and a store/workshop.

GROUND FLOOR

ENTRANCE HALL

22' 10" x 7' 1" (6.98m x 2.17m)

Double glazed entrance door, radiator, original plaster mouldings, picture rail, parquet flooring.

LOUNGE

15' 8" max x 15' 2" max (4.78m x 4.64m)

Two single glazed sliding sash windows with additional glazing, radiator, freestanding woodburning stove on tiled hearth, fitted shelving to alcoves, cornice, ceiling rose, picture rail.

DINING KITCHEN

15' 2" max x 14' 6" max (4.64m x 4.44m)

Single glazed sliding sash window with additional glazing, radiator, base and wall units, undermounted stainless steel sink to granite worktops, range cooker with five burner gas hob to feature alcove with tiled splashback, extractor fan and recessed spotlights, integrated dishwasher, tiled splashbacks, wood flooring.

UTILITY ROOM

17' 2" max x 11' 0" max (5.24m x 3.36m)

Door to patio, single glazed window with additional glazing, light and power, stainless steel sink, gas central heating boiler, space for fridge and freezer, plumbing for washing machine, fitted shelf to alcove, partial tiling to floor.

SHOWER ROOM

11' 3" max x 6' 7" max (3.44m x 2.01m)

Door to patio, single glazed window, traditional cast iron style radiator with heated towel rail, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, two fitted mirrors, fitted coat hooks, tiling to walls, access to basement.

FIRST FLOOR

SITTING ROOM

22' 1" max x 15' 9" max (6.74m x 4.82m)

Two single glazed sliding sash windows with additional glazing, two radiators, living flame gas fire to granite hearth and back panel with marble surround, fitted shelving to alcoves, cornice, ceiling rose, picture rail, exposed floorboards.

BEDROOM

16' 0" max x 14' 9" max (4.89m x 4.50m)

Single glazed sliding sash window with additional glazing, radiator, built in cupboard, fitted shelving, picture rail.

SHOWER ROOM

7' 9" x 6' 2" (2.38m x 1.88m)

Two single glazed sliding sash windows with additional glazing, traditional cast iron style radiator with heated towel rail, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, fitted mirror, tiled flooring.





SECOND FLOOR

LANDING

8' 4" max x 8' 1" max (2.56m x 2.47m)

Stained glass skylight, built in cupboard, fitted cupboard, picture rail.

BEDROOM

16' 4" max x 11' 10" max (4.99m x 3.61m)

Single glazed sliding sash window, radiator, decorative painted cast iron fireplace with marble surround, built in wardrobe, built in cupboard, picture rail, wall lights.

BEDROOM

13' 3" max x 12' 7" max (4.06m x 3.86m)

Single glazed sliding sash window, radiator, decorative painted cast iron fireplace with marble surround, two built in wardrobes with storage, fitted shelving to alcove, ceiling rose, picture rail.

BEDROOM/HOME OFFICE

12' 5" x 10' 2" (3.81m x 3.10m)

Single glazed sliding sash window with additional glazing, radiator, picture rail.

BATHROOM

7' 8" x 6' 4" (2.34m x 1.94m)

Single glazed sliding sash window with additional glazing, radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, fitted mirror and glass shelf, built in airing cupboard housing hot water cylinder, extractor fan, partial tiling to walls, partial tongue and groove panelling to walls.



THIRD FLOOR

LANDING

7' 3" max x 7' 3" max (2.22m x 2.22m)

Stained glass skylight, built in cupboard.

BEDROOM

14' 9" max x 10' 5" max (4.51m x 3.20m)

Single glazed dormer window with additional glazing, radiator, exposed floorboards.

EAVES STORAGE

10' 7" x 6' 5" (3.23m x 1.98m)

Partially boarded with lighting.

CELLAR – RESTRICTED HEIGHT

HALL

6' 7" max x 4' 4" max (2.02m x 1.33m)

Flagged flooring.

STORE 1

14' 10" x 14' 8" (4.54m x 4.48m)

Single glazed window, lighting, flagged flooring.

STORE 2

9' 1" x 7' 0" (2.78m x 2.15m)

Single glazed window, lighting, fitted stone worktop, flagged flooring.



OUTSIDE

There is driveway parking for two vehicles and a lawned garden to the front of the house together with versatile outdoor space, which currently offers a combination of paving and natural established greenery, continuing down to the double garage which has vehicular access via Brigsteer Road. The rear of the property has a tiered patio garden which also has a stone built store/workshop, wood store and a water supply and also offers pedestrian gated access to Greenside.

DOUBLE GARAGE

24' 10" x 17' 1" (7.59m x 5.21m)

Up and over door, timber pedestrian door, single glazed window, light and power.

STORE/WORKSHOP

15' 9" max x 8' 0" max (4.81m x 2.46m)

Timber door, three single glazed windows, light and power, fitted worktop, stainless steel sink, space for chest freezer.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band F as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane, Beast Banks and Greenside to turn left into Bankfield Road. Turn right on to Brigsteer Road and immediately turn right into the driveway for Bankfield. Continue to the top and bear left to find number 5 being the property located at the end of the private drive.

WHAT3WORDS: gains.bats.cape

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Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

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