



5 Blind Beck House, Gillinggate, Kendal
Asking Price £110,000

Your Local Estate Agents
Thomson Hayton Winkley



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5 BLIND BECK

A well proportioned apartment situated in a popular residential area within the market town of Kendal just a few minutes walk from the town centre and Abbot Hall Park. The historic and picturesque "Bowling Fell", an acre of beautiful greenery with far reaching views over the town and to the fells beyond is visible from the rear aspect. The property is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

The accommodation, which now requires updating cosmetically allowing the purchaser to create an appealing apartment to suit their own taste, briefly comprises sitting/dining room with direct access to the generous terrace, kitchen, one double bedroom and a bathroom and benefits from having double glazing and gas central heating.

5 Blind Beck house is offered for sale with no upper chain.

ENTRANCE HALL

11' 0" max x 8' 8" max (3.37m x 2.65m)

Single glazed door, radiator, entry telephone.

SITTING/DINING ROOM

15' 8" x 14' 5" (4.78m x 4.40m)

Double glazed door to terrace with adjacent double glazed windows, two radiators, freestanding gas fire to conglomerate marble hearth and back panel.

KITCHEN

7' 8" x 5' 4" (2.36m x 1.64m)

Single glazed window providing natural light from sitting room, base and wall units, stainless steel sink, electric oven, gas hob, space for fridge, plumbing for washing machine, tiled splashbacks.

BEDROOM

10' 9" x 10' 4" (3.29m x 3.16m)

Double glazed window, radiator, built wardrobe, built in storage.

BATHROOM

6' 7" max x 5' 4" max (2.03m x 1.65m)

Three piece suite comprises W.C., wash hand basin and bath with thermostatic shower over, built in airing cupboard housing the hot water cylinder, extractor fan, tiling to walls.

TERRACE

14' 4" x 10' 5" (4.39m x 3.18m)

Tiled flooring.

STORE

5' 2" x 2' 8" (1.58m x 0.83m)

Fitted shelving.

OUTSIDE

Private terrace with view towards fields. On road parking applies.

COUNCIL TAX BANDING

Currently Band B - as per the Valuation Office website.

SERVICES

Mains electricity, mains gas (but been disconnected), mains water, mains drainage.

LEASEHOLD INFORMATION

LEASE LENGTH 900 years from 1st January 1991

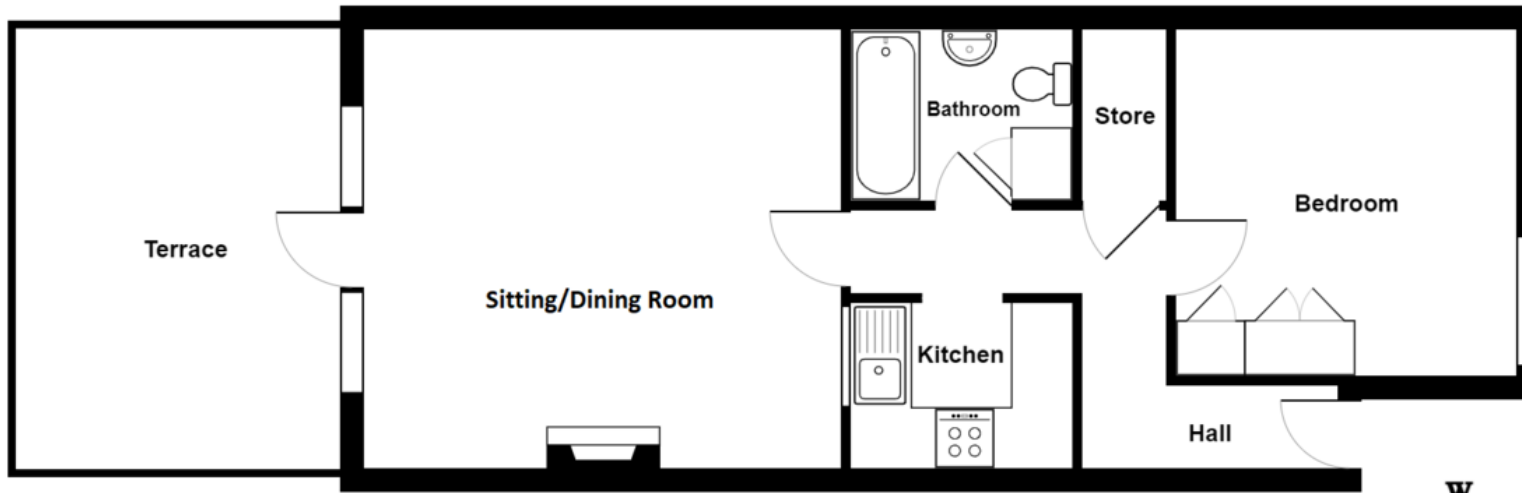
GROUND RENT £20 per annum

SERVICE CHARGE £480 annum

PLEASE NOTE

The management company have imposed a restriction preventing the letting of the property, therefore it can only be occupied as a private residence.





Flat 5, Blind Beck House, Gillinggate, Kendal
 Total Area: 49.3 m² ... 530 ft² (excluding terrace)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Entering Kendal from the south along Milnthorpe Road (A6) merge into Kirkland and turn left in to Gillingate. Blind Back House is located on the left immediately after The Gillingate Centre.

WHAT3WORDS:

happen.bolts.ledge

Important Notice

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