



40 Gillinggate, Kendal
Asking Price £500,000

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Thomson Hayton Winkley



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A substantial mid terrace period residence conveniently placed for the many amenities both in and around the market town of Kendal and links to M6. Having a five double bedrooms, three reception rooms, kitchen, bathroom, shower room, cloakroom, study, utility room, stores, gardens and parking.







40 GILLINGGATE

A deceptively spacious, four storey Victorian mid terrace property 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 location is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

The well proportioned accommodation briefly comprises porch, entrance hall, sitting room, kitchen, dining room and shower room to the ground floor. The first floor offers three double bedrooms, a two piece bathroom and a cloakroom. There are a further two double bedrooms and generous storage on the second floor and the versatile lower ground floor has a snug, study, utility room and store. The property benefits from partial double glazing and has gas central heating throughout.

Outside offers patio gardens to the front and rear together with off road parking and two stores.

GROUND FLOOR

PORCH

3' 9" x 3' 5" (1.16m x 1.05m)

Double glazed door, cornice, lighting, tiled flooring.

ENTRANCE HALL

12' 2" x 6' 0" (3.72m x 1.84m)

Feature door to porch with single glazed lead and stained glass window, traditional cast iron radiator, cornice and corbels, ceiling rose, exposed floorboards.

SITTING ROOM

18' 2" max x 14' 1" max (5.54m x 4.31m)

Double glazed Bay window with additional glazing and feature panelling, traditional cast iron radiator, Victorian cast iron and tiled fireplace, built in cupboards and shelving to alcoves, cornice, ceiling rose, picture rail, wall lights.

KITCHEN

11' 6" max x 11' 0" max (3.52m x 3.36m)

Double glazed window, bespoke base and wall units, stainless steel sink, freestanding range cooker with five burner gas hob and extractor hood over, space for fridge, plumbing for dishwasher, built in shelving to alcoves, recessed spotlights, under wall unit lighting, tiled splashbacks, exposed floorboards.

REAR PORCH

4' 6" max x 4' 1" max (1.38m x 1.25m)

Double glazed door with double glazed window over, fitted shelving.

INNER HALL

12' 2" x 3' 4" (3.72m x 1.02m)

Recessed spotlights, exposed floorboards.

DINING ROOM

13' 9" max x 11' 3" max (4.20m x 3.44m)

Two double glazed sliding sash windows, traditional cast iron radiator, traditional cast iron feature fireplace with painted surround and slate hearth, built in shelving to alcoves, cornice, ceiling rose, picture rail, wall lights, exposed floorboards.

SHOWER ROOM

7' 8" max x 7' 7" max (2.35m x 2.32m)

Double glazed sliding sash window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitment, recessed spotlights, extractor fan, partial tiling to walls, extractor fan.

FIRST FLOOR

SPLIT LANDING

10' 3" max x 5' 11" max (3.14m x 1.81m)

Single glazed stained glass skylight.

BEDROOM

18' 0" max x 18' 5" max (5.49m x 5.62m)

Double glazed sliding sash bay window with additional glazing, single glazed sliding sash window with additional glazing, two traditional cast iron radiators, Victorian cast iron and tiled fireplace with painted surround and stone hearth, cornice.





BEDROOM

12' 4" max x 11' 6" max (3.78m x 3.52m)

Single glazed sliding sash window, traditional cast iron radiator, traditional cast iron fireplace with stone hearth, wash hand basin, fitted mirror with lighting.

BEDROOM

11' 9" x 11' 1" (3.59m x 3.39m)

Single glazed sliding sash window, traditional cast iron radiator, traditional cast iron fireplace with stone hearth.

BATHROOM

7' 3" max x 6' 1" max (2.23m x 1.87m)

Single glazed sliding sash window, towel rail, two piece suite in white comprises wash hand basin and freestanding roll top bath on ball and claw feet with mixer shower, recessed spotlights, shaver point, partial panelling to wall.

CLOAKROOM

7' 5" max x 3' 4" max (2.27m x 1.02m)

Single glazed sliding sash window, heated towel radiator, two piece suite in white comprises W.C. and wash hands basin, recessed spotlights.

SECOND FLOOR

SPLIT LANDING

7' 11" max x 5' 7" max (2.43m x 1.72m)

Double glazed Velux window, built in cupboard, access to generous storage with double glazed Velux window, lighting, gas central heating boiler and two hot water cylinders.

BEDROOM

18' 0" max x 16' 6" max (5.49m x 5.05m)

Single glazed window with additional glazing, two radiators, traditional cast iron fireplace, picture rail, exposed floorboards.

BEDROOM

12' 11" max x 11' 4" max (3.96m x 3.46m)

Single glazed window, radiator, exposed floorboards.

LOWER GROUND FLOOR

SNUG

17' 1" max x 17' 0" max (5.23m x 5.20m)

Single glazed window, underfloor heating, traditional cast iron fireplace, built in cupboard, fitted cupboard, recessed spotlights, flagged flooring.

STUDY

10' 1" max x 9' 11" max (3.08m x 3.04m)

Single glazed window with working shutters, underfloor heating, fitted shelving, recessed spotlights, flagged flooring.

INNER HALL

11' 0" max x 3' 1" max (3.37m x 0.94m)

Understairs cupboards, underfloor heating, recessed spotlights, flagged flooring.

UTILITY ROOM

10' 2" max x 6' 7" max (3.10m x 2.03m)

Belfast sink, plumbing for washing machine, fitted worktops and shelving, space for tumble dryer, fridge and freezer, recessed spotlights, flagged flooring.

STORE

12' 5" max x 10' 8" max (3.80m x 3.26m)

Timber door to rear, traditional cast iron radiator, light and power, Belfast sink, gas central heating boiler, flagged flooring.

OUTSIDE

There is an attractive small patio garden with a well stocked border offering privacy at the front of the house. The rear of the property has off road parking with adjacent storage leading to a paved patio garden with established borders and offers access to the kitchen and also the lower ground store.

SERVICES

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

COUNCIL TAX BANDING

Currently band E as per the Valuation Office website.





Lower Ground Floor

Ground Floor

First Floor

Second Floor

40 Gillinggate, Kendal

Total Area: 248.6 m² ... 2676 ft²

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

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Important Notice

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 40 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. 40 Gillinggate is located on the right immediately opposite the left turn on to Anchorite Fields (Kirkbarrow).

WHAT3WORDS: held.linen.dice

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