

DRAFT

PM110

By Direction of Exors of W Hesmondhalgh Dec'd

**2 Mountain View
Kendal
Cumbria
LA9 4QT**



**Comprising A 2 Bedroomed Terraced House
In Need Of Complete Modernisation And Refurbishment.
The House Is Within 10 Minutes Walk From The Centre Of Kendal.**

For Sale By Public Auction
(subject to conditions and unless sold previously)
On Monday 12th December 2011 At 7.30pm
In The Eagle & Child Hotel, Staveley

Auctioneers:

Richard Turner & Son
Royal Oak Chambers
Main Street
High Bentham
Nr Lancaster
LA2 7HF.
Tel: 015242 61444.
Fax: 015242 62463.

Solicitors:

Mr Martyn Hill
Thomson Wilson & Pattinson
114-116 Stricklandgate
Kendal
Cumbria
LA9 4QA.
Tel: 01539 721 945.
Fax: 01539 740 640.

Location:

The property is situated just off the Windermere Road with access to the property by foot from Queens Road.
The house is built of stone with slate roof.

Accommodation Comprising:

Ground Floor:

Entrance Hall:

Electricity meter, centre light.

Living Room:

14'4 x 11'5
(4.37m x 3.48m)

With bay window, fireplace, centre light.

Dining Room:

13'3 x 10'5
(4.04m x 3.18m)

Built in under stairs cupboard, centre light.

Kitchen:

7'4 x 6'
(2.24m x 1.83m)

Centre light.
Access to rear garden.

First Floor:

Landing:

Access to loft.

Bedroom 1:

14'6 x 12' max
(4.42m x 3.66m max)

Fireplace, built in cupboard, centre light.

Bedroom 2:

11'8 x 7'5 max
(3.56m x 2.26m max)

Centre light.

Bathroom:

8'6 x 7'2 max
(2.59m x 2.18m max)

Cast iron bath, wash hand basin, wc, water tank, centre light.

Outside:

To the front of the property is a small garden; to the rear is a terraced garden and back yard. There is vehicular access to the terraced garden.



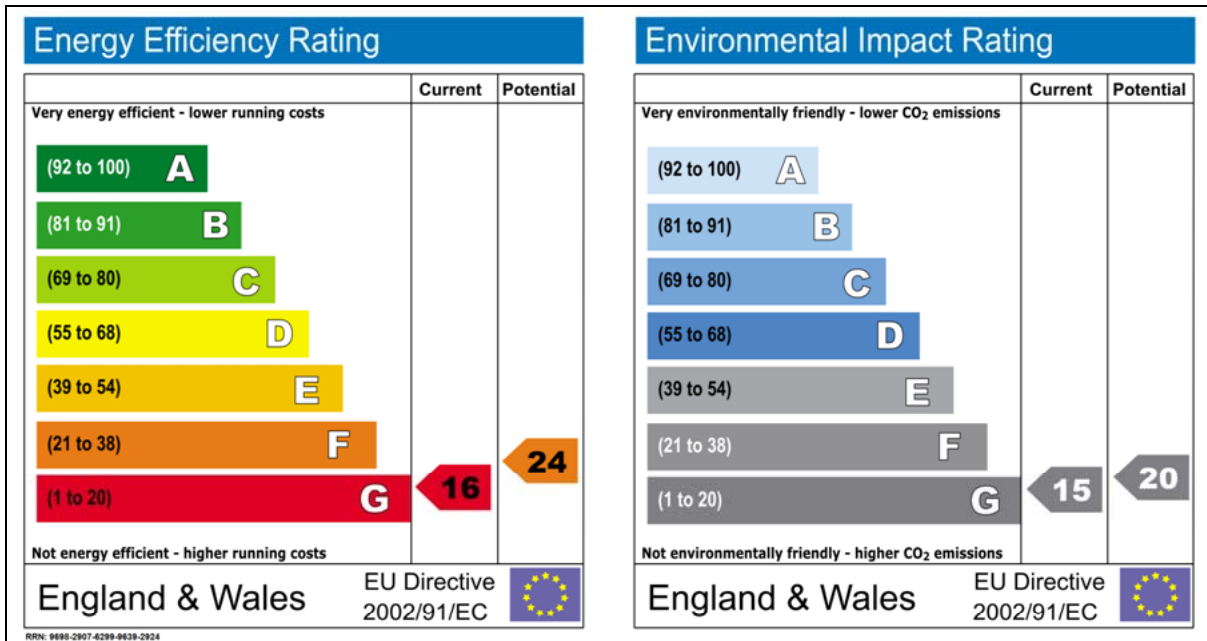
Services: Mains water, electricity and drainage connected.

Tenure: Freehold with vacant possession on completion.

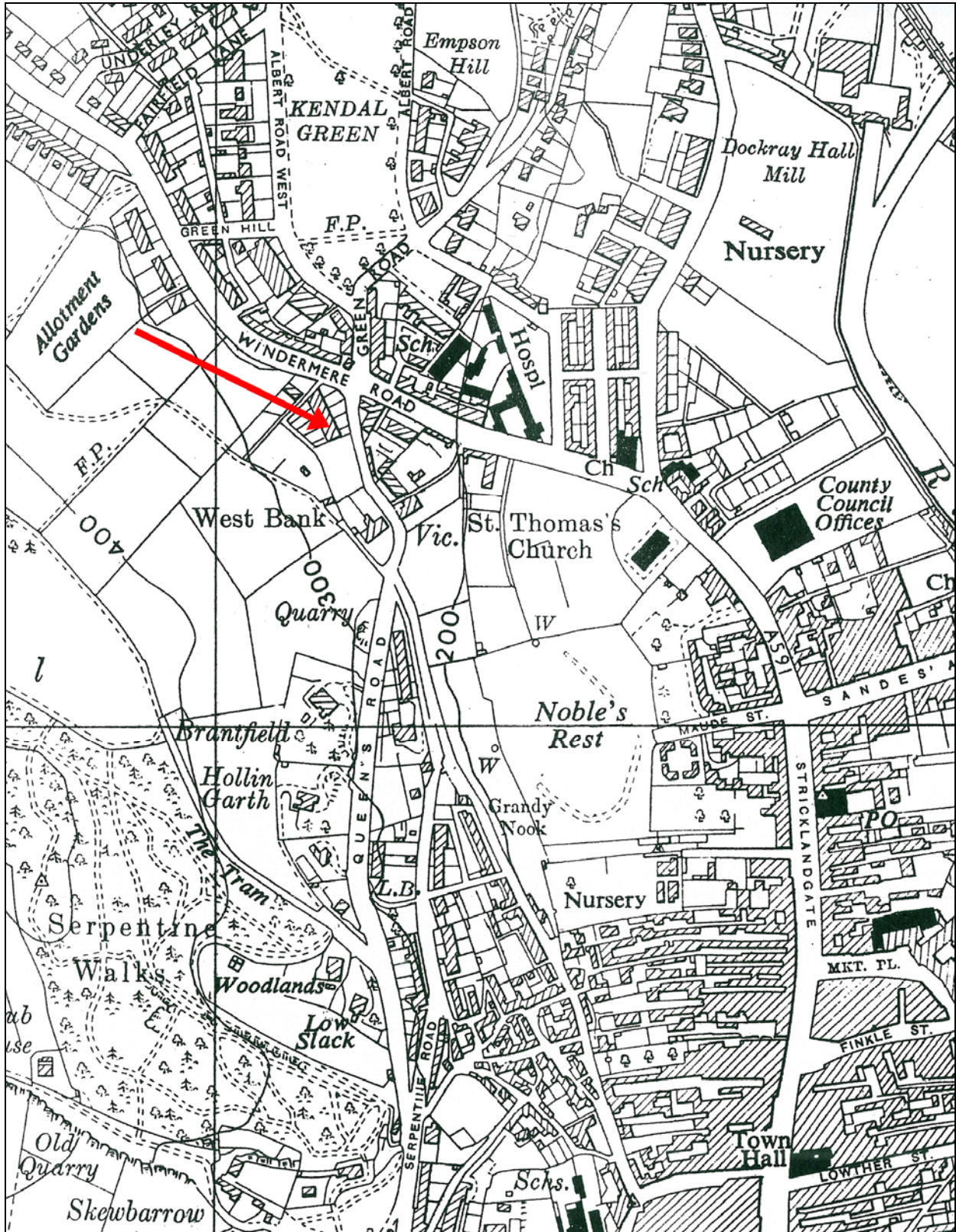
Council Tax Band: (C) Verbal enquiry only.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate



Location Plan



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