



10 Limestone Road, Kendal  
£204,375







## 10 Limestone Road

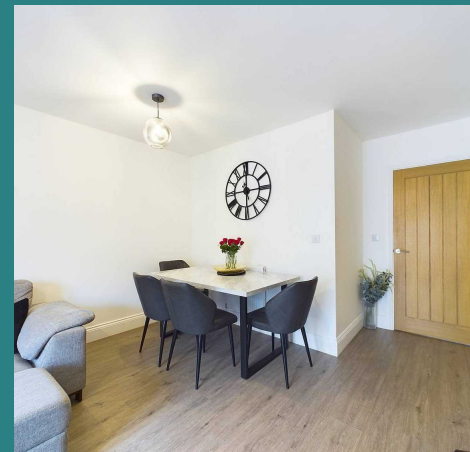
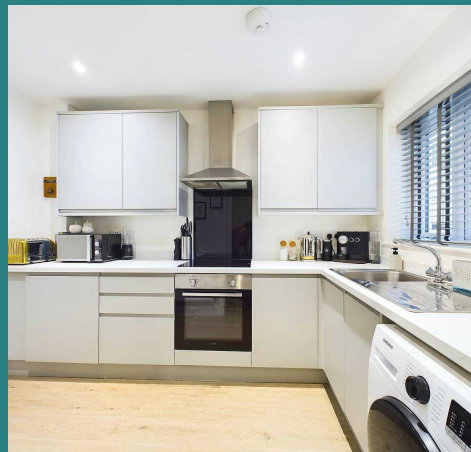
Kendal, Kendal

This exceptional 2-bedroom semi-detached house which forms part of the newly built residential development of Ghyll Manor completed in 2021. This charming home offers a fantastic opportunity for those seeking an affordable property, with the option of 75% shared ownership.

Situated in the highly sought-after location just off Underbarrow Road, this property boasts a landscaped designed private garden, providing a tranquil retreat from the hustle and bustle of every-day life. Additionally, the property benefits from off-road parking, ensuring convenience for residents and their guests.

Upon entering the property, one is immediately struck by the premium quality finishes and attention to detail. Solid oak doors feature throughout the house, complementing the personalised décor that adds a stylish touch to the living space.

The property comprises two spacious double bedrooms, one of which offers the flexibility to be used as an office space, catering to the needs of modern living and you will also find a contemporary bathroom suite and ground floor W.C. The living room is a welcoming space, flooded with natural light and featuring access to the private garden, blending indoor and outdoor living.





Prospective buyers should be aware that a local occupancy clause applies to this property, adding an element of exclusivity to the purchase.

In conclusion, this property offers a unique opportunity to own a modern and well-appointed home in a prime location above Kendal town close. With its quality finishes, thoughtful design details, and shared ownership option, this house presents an ideal choice for those looking to establish themselves in a desirable location.

To qualify for these homes you need to have a local connection to the parish areas of Kendal, Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton & Holmescales, Burneside, Skelsmergh, Scalthwaiterigg, Kentmere, Staveley-with- Ings, Burton-in-Kendal, Hincaster, Holme, Lupton, Hutton Roof, Arnside, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite & Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow, Bradleyfield, Kirkby Lonsdale, Mansergh, Casterton, Barben, Middleton, Dent, Garsdale, Sedbergh, Killington, Firbank, Lakes, Windermere and Skelwith.

The monthly rent payable for the remaining 25% and the service charge is £163.40

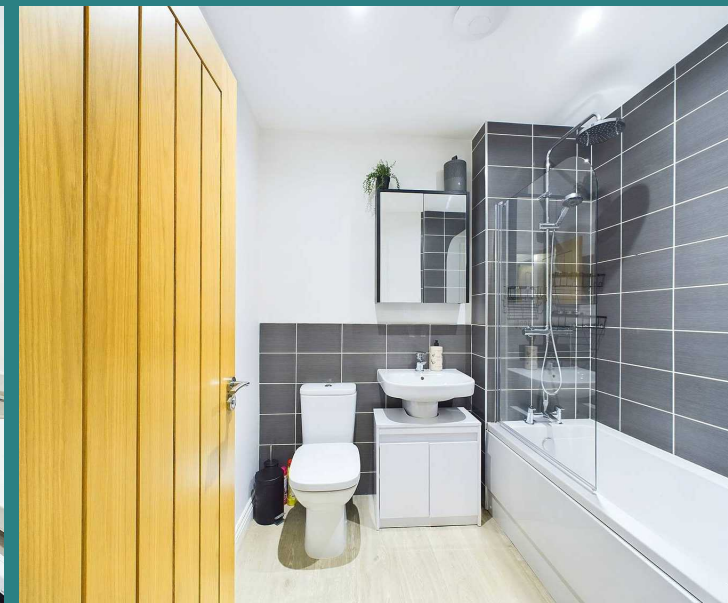
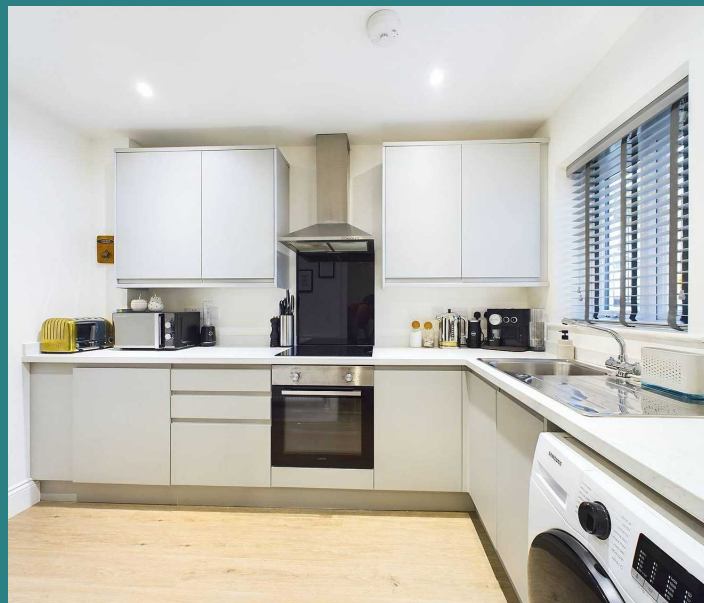
Heading from Kendal town centre take a right at the main traffic lights located on Highgate. Follow up Breast Banks hill and continue until you see Greenside Green on your left, follow onto Underbarrow Road and the Ghyll Manor development is situated on your left.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







### Living Room

14' 8" x 15' 0" (4.47m x 4.57m)

Lounge dining room. Modern ash style wood flooring, neutral décor with single glass door to the garden.

### Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

Contemporary fitted kitchen, neutral décor, wood style flooring. Front facing windows, space for a dining table and fridge freezer.

### W.C

5' 2" x 2' 9" (1.57m x 0.84m)

Modern décor with contrasting feature wall. W.C and hand-basin. Front facing windows.

### Bedroom One

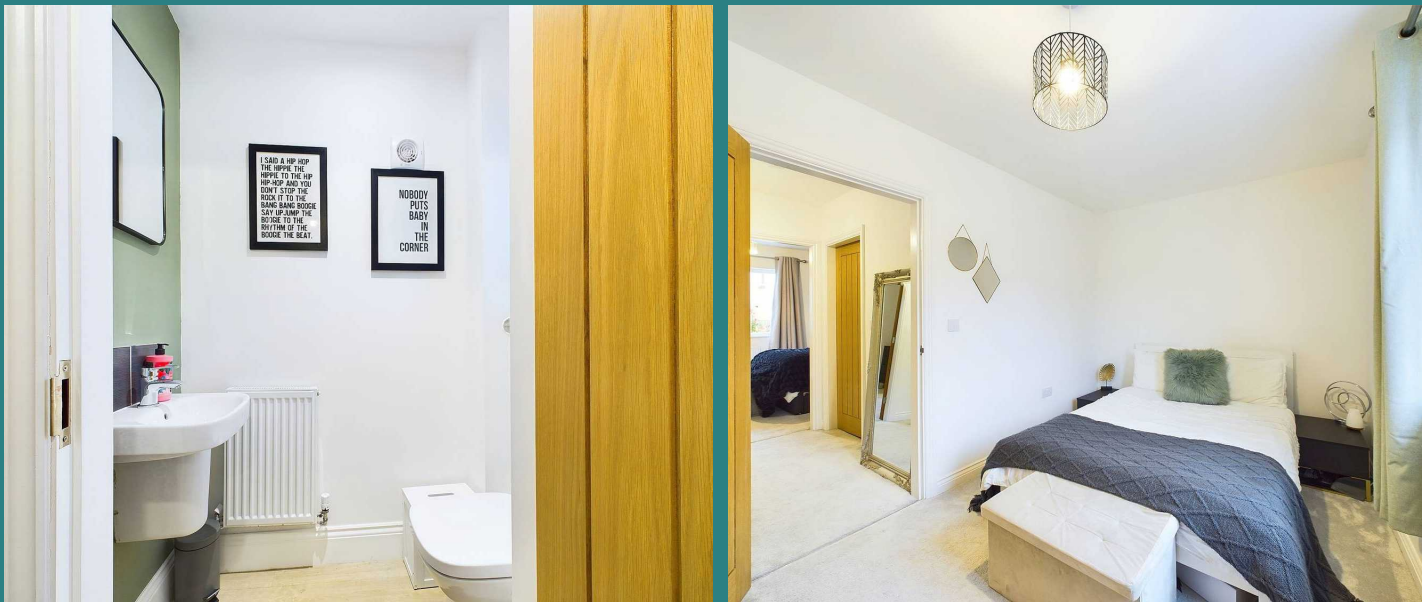
9' 10" x 15' 2" (3.00m x 4.62m)

Spacious master bedroom. Feature wall and space for wardrobes, large rear facing windows.

### Bedroom Two

8' 2" x 15' 0" (2.49m x 4.57m)

Bedroom Two, fitted with inbuilt storage and with a convenient area ideal for those that work from home. Neutral décor and large front facing windows.



### Bathroom

7' 0" x 5' 2" (2.13m x 1.57m)

Bath with shower above. W.C and hand basin. Half tiled walls, wood style flooring and neutral décor.



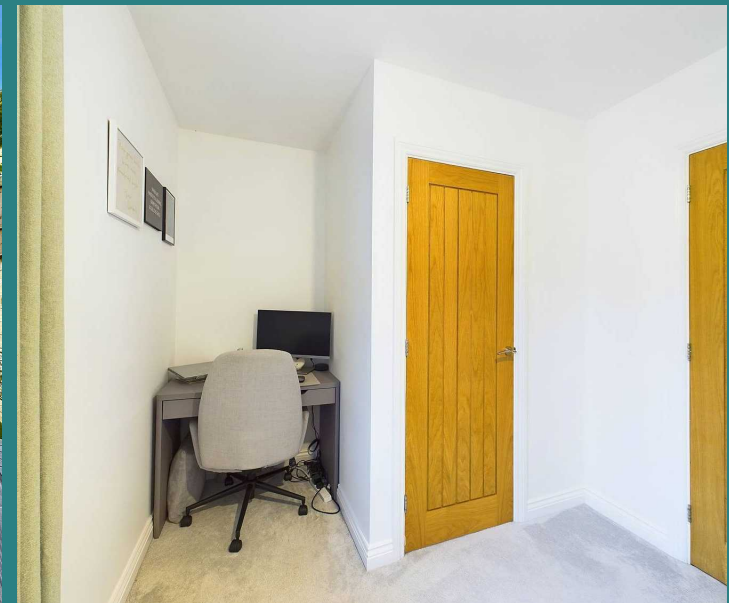
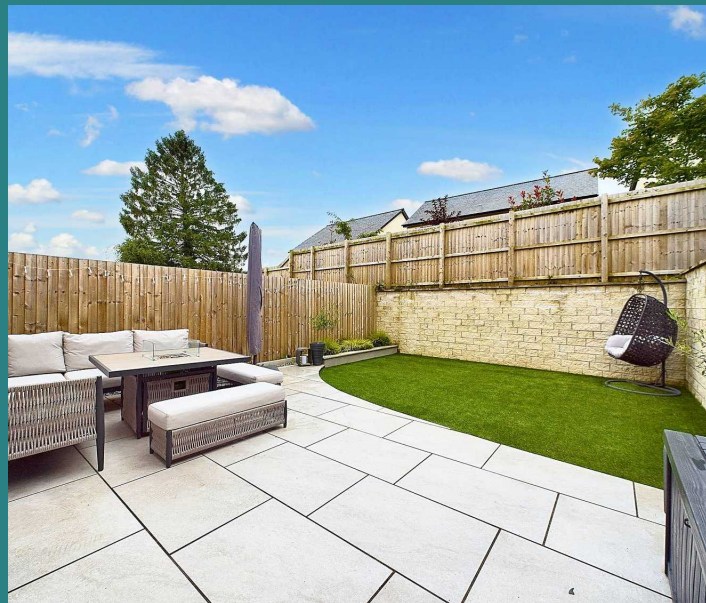
## Garden

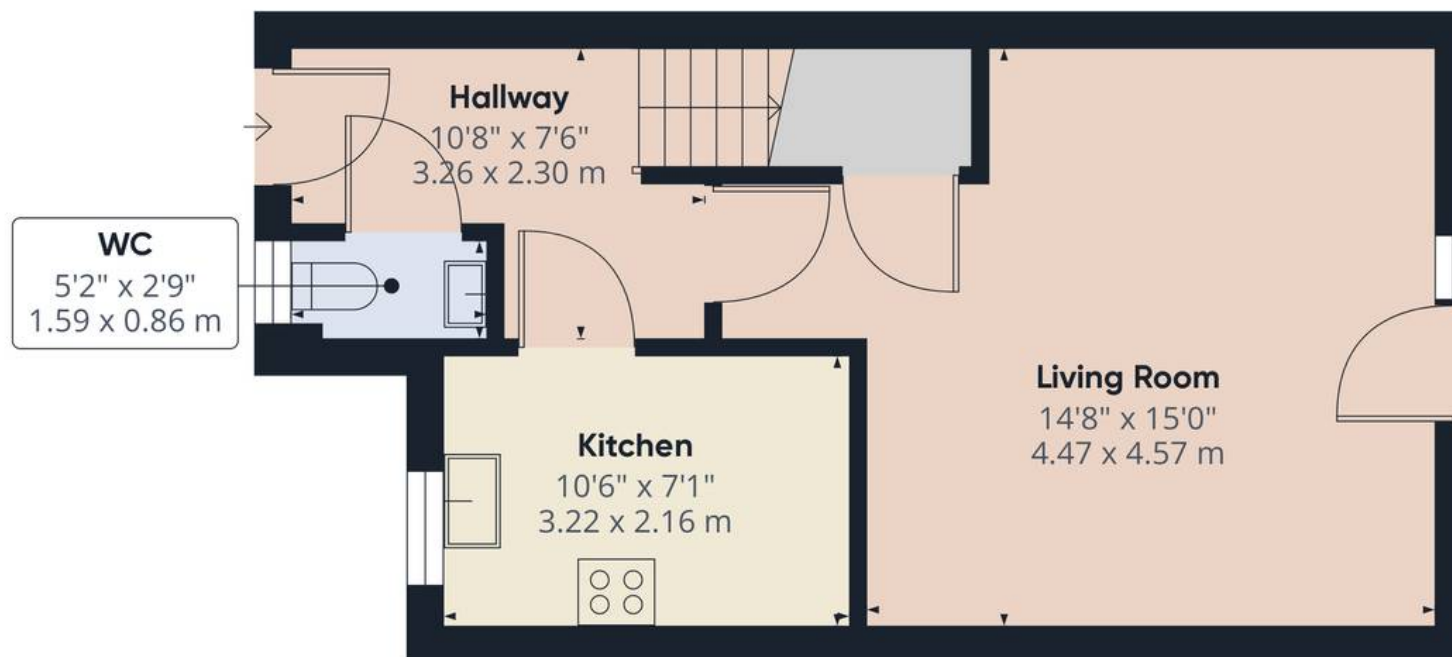
The rear garden is recently landscaped. Offering a low maintenance private and fully secure option for families and pets. The current owners have created the ideal area for outside entertaining, with newly paved patio with porcelain tiles and an artificial turf.

## DRIVEWAY

### 1 Parking Space

Driveway parking for 1 vehicle or two small vehicles.



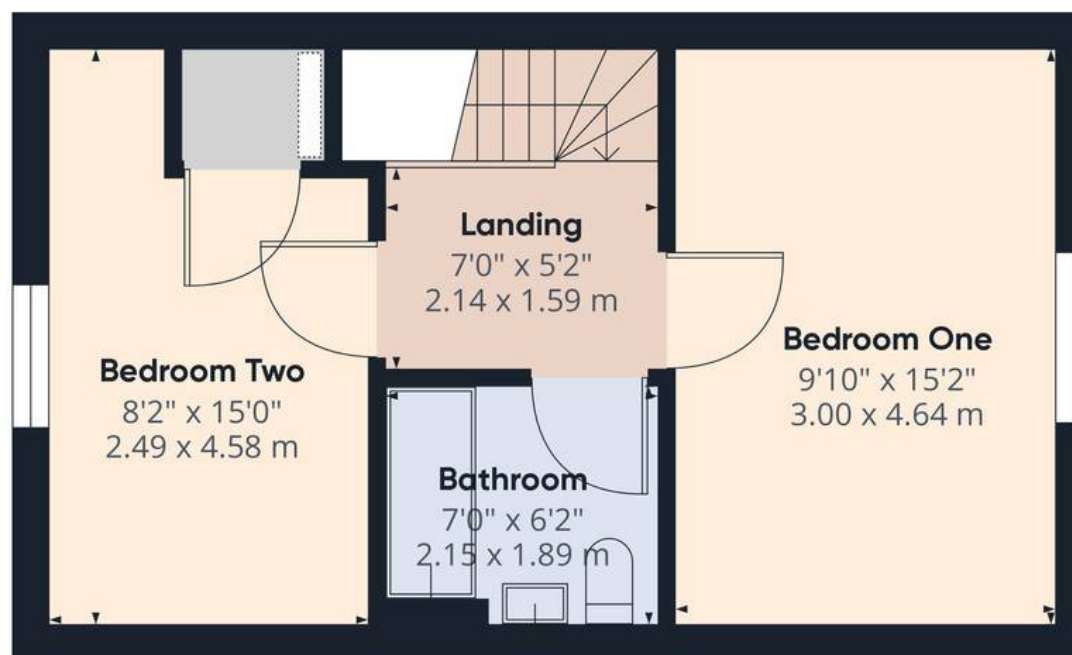


Ground Floor

Approximate total area<sup>(1)</sup>

744.32 ft<sup>2</sup>

69.15 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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