



Kendal

Offers in Excess of
£180,000

41 Rinkfield, Kendal, Cumbria, LA9 7LN

This well presented two bedroom mid-terraced house is situated on Rinkfield to the south east of the town centre in a level and convenient location for shops, post office, schools, Dr's surgery the Kendal Leisure Centre and on a local bus route. The property benefits from a well balanced layout with living room and dining kitchen on the ground floor and a modern bathroom and two double bedrooms on the first floor.

The property has the benefit of double glazing and gas central heating as well as a recently installed kitchen and bathroom. Outside is an easily maintained paved and gravelled garden to the front and a large, enclosed patio to the rear. An ideal home for first time buyers, family or those seeking a buy to let investment property. With no upward chain an early appointment to view is highly recommended.



Quick Overview

- Two Bed Mid-Terrace Property
- Attractive Living Room
- Popular Location to the South of Kendal
- Ideal First Time Buyers Property
- Newly Added Kitchen and Bathroom
- Double Glazed Throughout
- No Upward Chain
- Large Yard to the Rear
- Permit On Street Parking
- Superfast Broadband 40Mbps

Property Reference: K6561



Living Room



Living Room



Kitchen



Bathroom

Location Rinkfield is situated in a convenient location just off Burton Road in Kendal, close to the Kendal Leisure Centre, Kirkbie Kendal School and Rinkfield post office and store. Take the right turning just after the leisure centre into Rinkfield and number 41 is then found on your right handside.

Property Overview This red brick and rendered mid terraced property benefits from being in a popular location, within easy walking of many local amenities including primary and secondary schools, shops, a post office and Kendal leisure centre.

The property has an easy to manage layout with a small entrance hall with staircase that leads up to the first floor and a door that opens into the living room which overlooks the front garden and has an attractive multi-fuel burner and feature alcoves to either side.

Leading through to the recently updated kitchen, fitted with a range of wall and base units with complementary working surfaces and splashbacks. The Lamona oven is built in and there is a Lamona four ring gas hob with cooker hood, plumbing for washing machine, together with a useful pantry and additional space for a large fridge freezer. A UPVC double glazed door leads out to the rear yard.

Upstairs you will find two good sized double bedrooms, with the largest being to the front and bedroom two enjoying an aspect of the rear garden.

The newly updated bathroom is modern with complementary panelled walls, and a three piece suite in white comprising; a panel bath with attractive rainfall shower over, a pedestal wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Living Room

12' 7" x 12' 0" (3.84m x 3.66m)

Fitted Kitchen

15' 8" x 6' 9" (4.78m x 2.06m)

First Floor

Bedroom One

15' 11" x 10' 9" (4.85m x 3.28m)

Bedroom Two

9' 7" x 8' 1" (2.92m x 2.46m)

Bathroom

Outside: To the front of the property you will find a low maintenance front garden with mature hedge screening providing privacy and a shared path to the front door.

To the rear is a large low maintenance spacious paved garden with sheltered area ideal for hanging out the washing. Bin access is via the neighbouring property.

Services: mains electricity, mains gas, mains water and mains drainage.

Tenure: Freehold

Council Tax: South Lakeland District Council - Band B

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



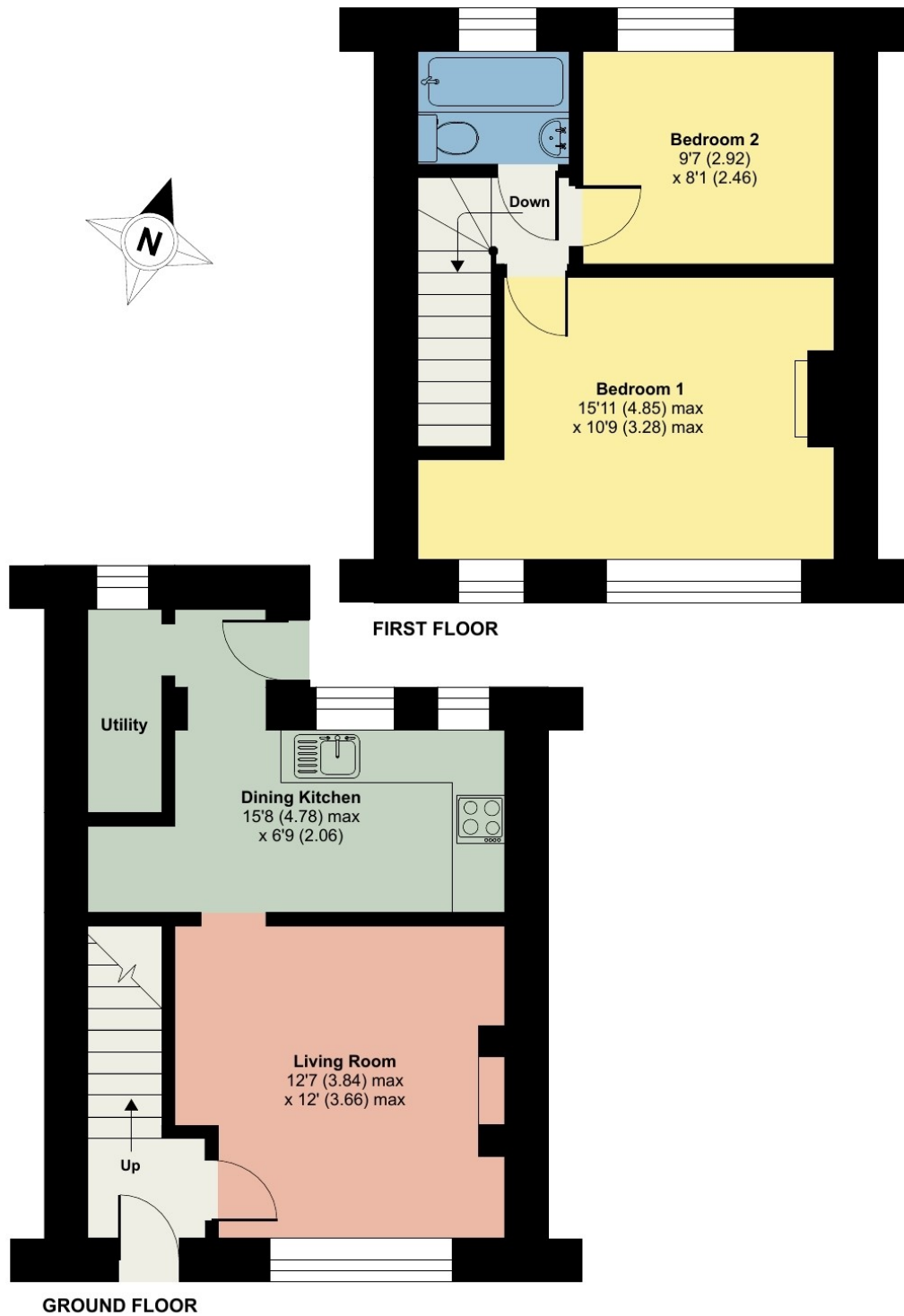
Bedroom Two



Rinkfield, Kendal, LA9

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Hackney & Leigh. REF: 900127

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