



3 Hill Place, Oxenholme  
£190,000



### 3 Hill Place

#### Oxenholme

This well proportioned terraced house located in a popular part of the market town of Kendal offering easy access to the towns amenities and schools. The property is within walking distance of Oxenholme mainline railway station and has great road links to the rest of The Lake District National Park and the M6 motorway.

The accommodation briefly comprises entrance hall, sitting room, kitchen diner and porch to the ground floor. To the first floor are two bedrooms and a bathroom. The property benefits from double glazing and gas central heating.

Outside there is street parking to the front and driveway parking to the rear. The rear garden is enclosed and private and has a patio seating area with three stores. To the front is a patio seating area.

## GROUND FLOOR

### SITTING ROOM

12' 4" x 12' 9" (3.77m x 3.88m)

Both max. Double glazed window, radiator, wood flooring.

### KITCHEN/DINER

15' 8" x 12' 10" (4.77m x 3.91m)

Both max. Double glazed window, radiator, base and wall units, stainless steel sink, space for oven, plumbing for washer dryer and dishwasher, space for fridge freezer, tiled splashback, two built in cupboards.

### PORCH

9' 11" x 3' 5" (3.01m x 1.05m)

Both max. Double glazed door, single glazed window.

### ENTRANCE HALL

4' 4" x 3' 10" (1.33m x 1.18m)

Both max. Double glazed door, single glazed panel.

## FIRST FLOOR

### BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)

Both max. Double glazed window, radiator, built in cupboard with double glazed window, wood flooring.

### BEDROOM/STUDY

12' 9" x 9' 3" (3.88m x 2.82m)

Both max. Double glazed window, radiator, wood flooring.

### BATHROOM

9' 3" x 6' 5" (2.81m x 1.95m)

Both max. Double glazed window, radiator, three pieces suite in white comprising W.C. wash hand basin and bath with thermostatic shower fitment over, partial tiling to walls, built in cupboard housing gas combination boiler, wood flooring.

### LANDING

6' 5" x 3' 0" (1.96m x 0.92m)

Both max. Loft access, wood flooring.





## OUTSIDE

An enclosed paved garden to the rear of the property with 3 stores and space for potted plants. To the front is a small paved seating area.

## OFF ROAD

Driveway parking for one vehicle.

## EPC RATING D

## SREVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND

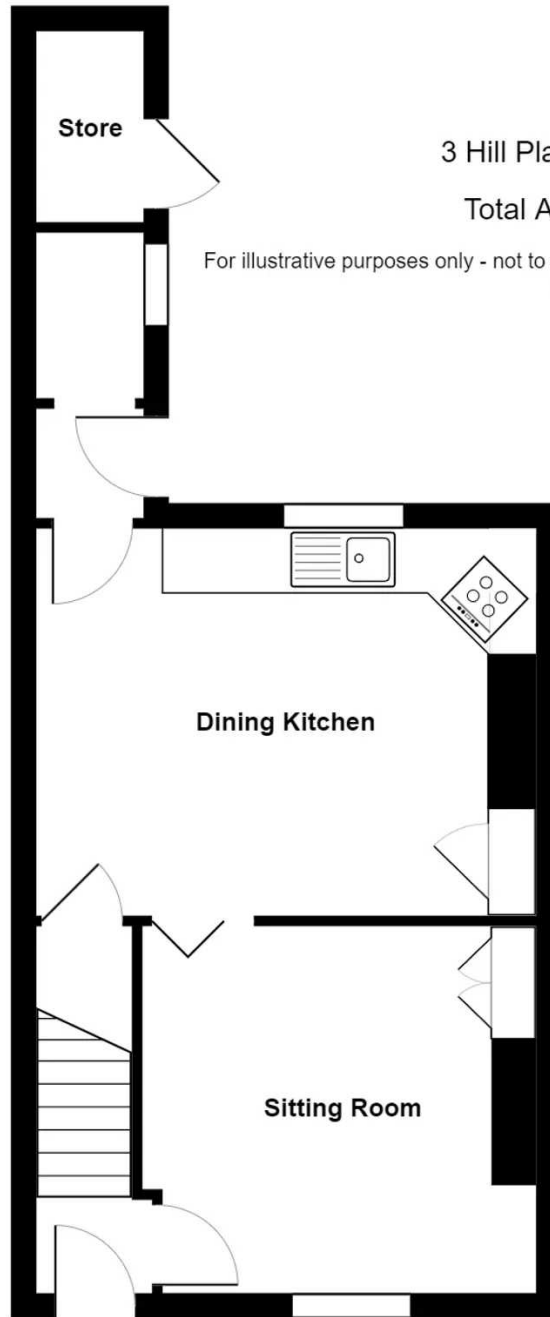
## TENURE: FREEHOLD

## DIRECTIONS

From Kendal centre head along the A65 passing the leisure centre (left), at the next set of traffic lights turn left onto Oxenholme Road, after crossing the railway turn right onto Helmside Road and then left onto Hill Place, number 3 is on your right hand side.

WHAT3WORDS: among.door.random.



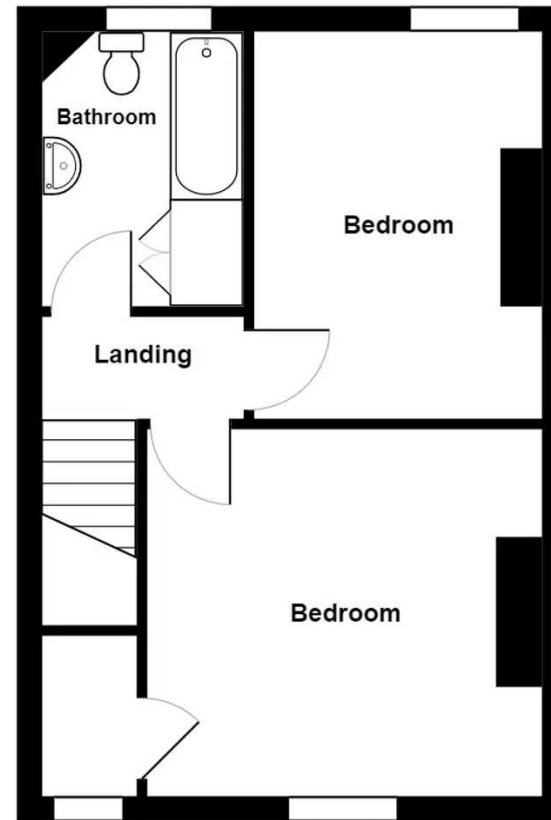


Ground Floor

3 Hill Place, Oxenholme, Kendal

Total Area: 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>

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



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