



Kendal

£275,000

11 Parkside Road, Kendal, Cumbria, LA9 7DU

11 Parkside Road is a delightful two-bedroom Victorian terraced property with an additional loft room currently utilised as a home office. Located in a popular residential area, this home offers the perfect combination of classic period charm and modern upgrades. It's an excellent choice for couples and families looking to enjoy the convenience of being within a short, level stroll of Kendal town centre and its amenities.

Spread over three floors, the living space includes a through dining room/kitchen, a front sitting room, providing a comfortable and well-arranged layout. Outside, the property boasts an enclosed front garden with both walls and gate and a paved and lawned rear courtyard with a garage/workshop.

Quick Overview

- Delightful Victorian terrace
- More than first meets the eye!
- Cosy sitting room, dining/living room & kitchen
- Two double bedrooms, dressing room & bathroom
- Loft room with potential to be converted into a third bedroom (subject to building constraints)
- Private walled courtyard
- Garage/workshop
- Within walking distance to Kendal Town centre
- Viewing is highly recommend!
- Ultrafast Broadband speed of up to 1000 Mbps



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1000
Mbps



On-Street Permit
Parking

Property Reference: K6743



Entrance Hall



Sitting Room



Multi-Fuel Fire



Kitchen

Location: The property forms part of an attractive terrace of houses located within walking distance of the town centre and can be found by leaving Kendal on Aynam Road, at the junction with Nether Street keep in the left hand lane and at the traffic lights opposite K Village take the first left into Parkside Road. Number 11 is situated a short way along on your left hand side. Access to the garage located at the rear of the property is via a lane that runs off Nether Street.

The historic market town of Kendal is renowned as being the gateway to the Lake District and is convenient for the M6 motorway and the main London to Glasgow West Coast railway line at Oxenholme Station.

Property Overview: Located close Kendal's town centre, this Victorian terrace is a home offering more than first meets the eye. Stepping inside, you'll be greeted by a wealth of original features that enhance the charm and character of this beautiful home, waiting for a personal touch. This property is sure to appeal to a diverse range of buyers, from families to professional couples, and anyone seeking the convenience of living within walking distance of the town centre. Moreover, it boasts proximity to excellent transportation options and quality schools, making it an ideal choice for those looking for a well-connected and character-filled home.

Upon entering in to the entrance hall featuring an arch, alcove, decorative coving, and exposed floorboards, with stairs leading to the first floor.

The cosy sitting room boasts a bay window offering a pleasant outlook over the front garden and is characterised by two arched alcoves, adding a touch of elegance to the space.

Moving to the rear, the dining room currently used as an additional living area is open to the kitchen. Featuring a central black cast multi-fuel fireplace set on a tiled stone hearth, creating a striking focal point. Additionally, the room includes bespoke fitted pine painted cupboards and shelving, offering ample and stylish storage solutions.

The kitchen is fitted and equipped with an array of wall, base, and drawer units, complemented by functional work surfaces and an inset composite sink with a half bowl and drainer. The walls are partially tiled. Kitchen appliances include a four-ring induction hob, built-in oven, and a concealed extractor hood. It also offers space for an under-counter washing machine and an American style fridge-freezer. The room has sufficient space for a dining table and chairs, and it benefits from windows and patio doors that provide a view of and access to the rear courtyard, infusing the space with natural light.



Dining/Additional Sitting Room



Kitchen



Bathroom



Dressing Room



Bedroom Two



View from Bedroom Two

Upstairs, there is a spacious landing with doors leading to all first-floor rooms. Additionally, there's a space-saving staircase providing access to the loft room.

Bedroom one is a spacious double room with the potential to be divided back into two separate bedrooms if desired. It features exposed floorboards and two windows that offer a pleasant view over the front aspect, making it a versatile space.

The bathroom comprises a three-piece suite, including a panel bath with a shower overhead, a pedestal wash hand basin, and a WC. The room has partially tiled walls, a wooden ceiling, and a radiator.

Towards the rear of the property, there is a small room currently used as a dressing room. Bedroom two is a double bedroom with impressive elevated views towards Kendal Golf Club. It also features a walk-in wardrobe that accommodates the gas central heating boiler that was installed in May 2023.

Completing the picture, ascending the space-saving staircase to the second floor, you'll find the loft with limited head height, currently utilised as a home office by the current owners. This space has the potential to be converted into a third bedroom (subject to building constraints) and features a Velux skylight window and exposed beams, creating a unique and versatile space.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Sitting Room

14' 9" x 10' 10" (4.5m x 3.3m)

Dining Room

14' 5" x 14' 5" (4.39m x 4.39m)

Kitchen

14' 5" x 14' 5" (4.39m x 4.39m)

First Floor:

Landing

Bedroom One

10' 10" x 14' 1" (3.3m x 4.29m)

Bathroom

Dressing Room

7' 3" x 4' 11" (2.21m x 1.5m)

Bedroom Two

14' 5" x 10' 2" (4.39m x 3.1m)

Second Floor:

Loft Room

19' 0" x 13' 9" (5.79m x 4.19m)



Bedroom One



Loft room



Rear Courtyard



Rear Courtyard



Rear Courtyard

Outside: The outside space includes a small walled and gated garden to the front of the property with a raised border for landscaping.

To the rear of the property, there is a private enclosed courtyard that enjoys the afternoon and evening sun. This area features paving slabs and a patch of lawn, offering a pleasant outdoor space for relaxation and enjoyment.

Garage/Workshop 20' 4" x 10' 2" (6.2m x 3.1m) With timber doors, window, as well as an attached covered store. Light and power.

Tenure: Freehold.

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

Council Tax: Westmorland and Furness Council - Band C

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.

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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Total area: approx. 145.1 sq. metres (1561.9 sq. feet)

For illustrative purposes only. Not to scale. REF K6743

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