



22 Fell Close

Oxenholme, Kendal, LA9 7ES

youngsRPS 

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Guide Price: £275,000

A three bedroom semi-detached home with great potential benefitting from gardens and detached garage, located in the popular area of Kendal southern Lake District.

- Three bedroom semi detached home
- Great potential
- Gardens to front and rear
- Ample parking
- Detached garage
- Excellent transport links
- Close to local amenities
- Awaiting EPC

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01434 608980





DESCRIPTION

A three bedroom semi-detached home with great potential benefitting from gardens and detached garage, located in the popular area of Kendal southern Lake District.

Internally the property requires refurbishment, it is entered via a side elevation doorway into a central hallway that provides access to a small cloakroom containing a wall mounted Veissmann gas fired combi boiler. There is also a large reception room, a smaller dining room and breakfasting kitchen with access to the rear of the property. The first floor has a bathroom, two double bedrooms and a single bedroom.

Externally there is a front garden with ample off street parking, rear garden and detached garage.

LOCATION

Located in the village of Oxenholme, just south of Kendal in the southern Lake District. It is best known for Oxenholme Lake District railway station on the West Coast mainline which provides good North/South transport link. Kendal has an excellent array of amenities and has become a vibrant town with plenty to offer the local community on the back of its strong tourism industry.



SERVICES

Mains electricity, water and drainage. Gas central heating supplying radiators and hot water.

CHARGES

South Lakeland County Council tax band C

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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