



Kendal

£235,000

41 Park Street, Kendal, Cumbria, LA9 5QP

A traditional stone-built mid-terrace property located in a convenient residential area in Kendal, offering easy access to various amenities in and around the market town. Outside, there is an enclosed patio garden to the rear, offering a private outdoor space. The property is well-located for Oxenholme mainline railway station, road connections to the M6, and proximity to both the Lake District and Yorkshire Dales National Parks.

Retaining many period features, the accommodation is spread over two floors. The ground floor comprises an entrance hall, a sitting room, a dining/living room, a kitchen, and a utility/cloakroom. Upstairs, the first floor features two double bedrooms and a wet room. The property is a great opportunity for anyone looking to put their own stamp on a home whilst being offered to the market with no-upward chain. An early viewing comes highly recommend!



Quick Overview

Traditional Victorian stone built terraced property

Front sitting room

Dining/living room to the rear

Kitchen with adjoining utility room

Two double bedrooms

Wet room

Rear enclosed patio with shed

On-street parking

No upward chain

Ultra fast broadband speed up to 1000 Mbps

Property Reference: K6757



Entrance Hall



Sitting Room



Living/Dining Room



Kitchen

Location: Park Street is conveniently located to the south of the Market Town of Kendal, providing easy access to various amenities such as schools, shops, the Kendal Leisure Centre, and the mainline railway station at Oxenholme. To reach the property, travel out of Kendal along Milnthorpe Road and, at the traffic lights, turn left onto Romney Road. Take the first left onto Park Street. Number 41 is situated on the right side.

Property Overview: A delightful two-bedroom mid-terrace home with a well-balanced and easy to manage layout, a great opportunity for a new owner to personalise and make their own. Conveniently located on the fringe of Kendal town, the property features an enclosed patio garden at the rear.

Upon entering the property, you are welcomed into an entrance hall with stairs ascending to the first floor. You will begin to notice and appreciate the period features from arches, coving, to picture rails. Doors lead to both the front sitting room and the rear dining/living room.

The sitting room has a window overlooking the front. A living flame gas fire enhances the ambiance, set within a feature fireplace. Potential to create a great cosy family space.

The rear dining/living room features a window overlooking the rear aspect offering natural light, a traditional open fireplace with a multi-fuel stove, an under stairs cupboard for storage, and a built-in cupboard, combining comfort with practicality.

The kitchen is equipped with a door and window opening to the rear patio. It features a range of wall, base, and drawer units, incorporating an inset composite sink with a drainer. There is space for a cooker and an American-style fridge freezer, with plumbing available for a washing machine. Adjacent to the kitchen, the utility/cloakroom offers a practical space with a worktop, plumbing for a washer dryer, a wash hand basin to vanity, and a wall-mounted gas combi boiler.

Upstairs, on the landing there is access to all rooms on this floor, and there is a loft hatch for additional storage.

Bedroom one has two windows that overlook the front aspect, allowing for ample natural light. Bedroom two, also a double room, features a walk-in over stairs cupboard for storage and offers a pleasant aspect over the rear patio.

To complete the picture, the wet room comprises a; W.C., pedestal wash hand basin, and a walk-in electric shower.

Accommodation with approximate dimensions

Ground Floor:

Entrance Hall

Sitting Room

10' 10" x 10' 1" (3.3m x 3.07m)

Living/Dining Room

13' 9" x 11' 4" (4.19m x 3.45m)

Kitchen

10' 2" x 6' 11" (3.1m x 2.11m)

Utility Room/Cloakroom

First Floor:

Landing

Bedroom One

13' 10" x 11' 1" (4.22m x 3.38m)

Bedroom Two

13' 1" x 7' 11" (3.99m x 2.41m)

Wet Room

Outside: The property's outside space includes, an enclosed patio garden at the rear with a gate to the rear shared access lane, complete with decking. Additionally, there is a wood store and a timber shed. On-street parking applies.

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

Council Tax: Westmorland and Furness Council - Band C

Tenure: Freehold.

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.

What3Words: ///jabs.shaped.blues



Bedroom One



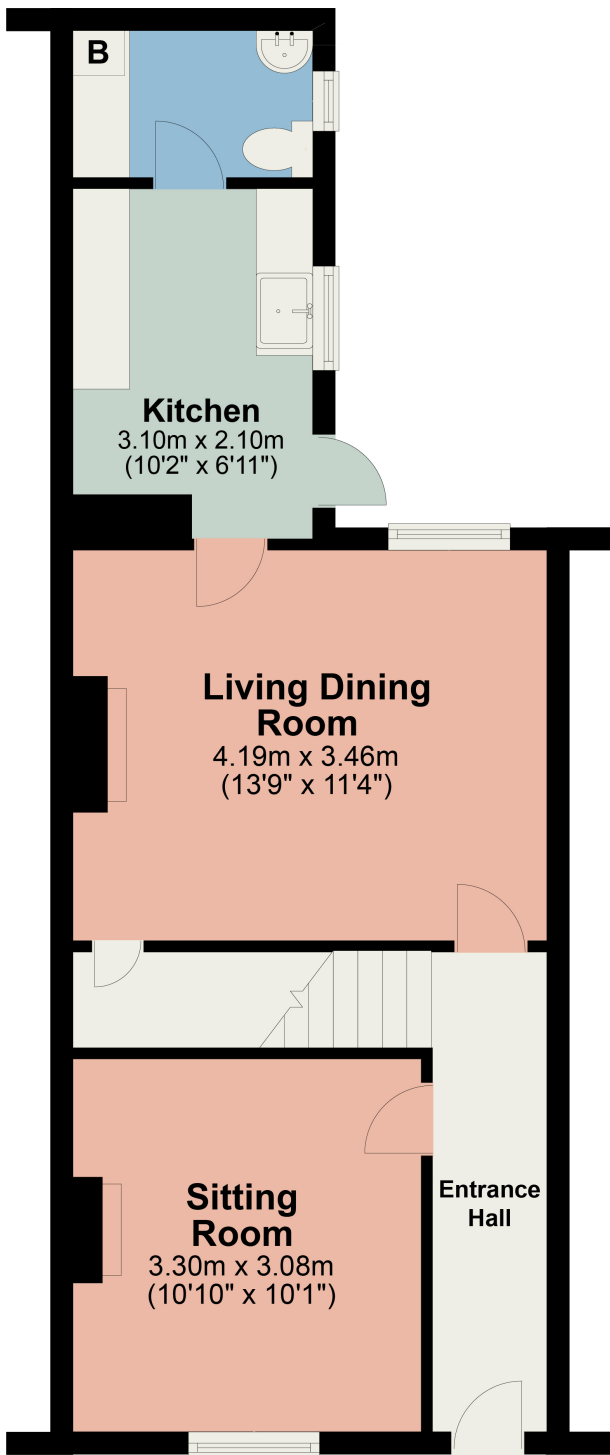
Bedroom Two



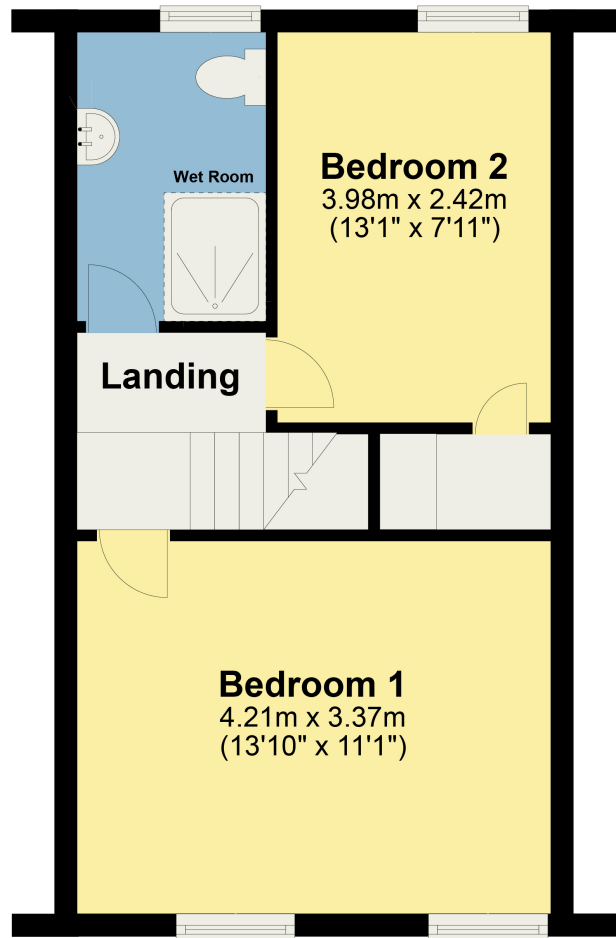
Wet Room



Rear Patio



Ground Floor



First Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/11/2023.