



23 Hayclose Crescent, Kendal
£225,000



23 Hayclose Crescent

Kendal, Kendal

A well maintained mid terraced house occupying a pleasant position in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property offers great road links to the M6 and rail via Oxenholme Railway station and is within easy reach of the Lake District National Park.

The well presented accommodation briefly comprises entrance hall, sitting room, kitchen diner, three bedrooms and a family bathroom. Benefits from gas central heating and double glazing.

Outside there is a private garden to the rear and a paved front garden. On street parking applies.

Council Tax band: B

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

7' 5" x 5' 4" (2.25m x 1.63m)

Both max. Double glazed door, double glazed window, radiator, tiled flooring.

SITTING ROOM

13' 11" x 13' 1" (4.24m x 4.00m)

Both max. Double glazed window, radiator, living gas flame fireplace.

KITCHEN DINER

16' 4" x 10' 8" (4.98m x 3.26m)

Both max. Double glazed door to garden, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, hob, extractor/filter over, integrated fridge freezer, plumbing for washing machine, gas combi boiler, tiled splashback, understairs storage, tiled flooring.





FIRST FLOOR

LANDING

9' 0" x 5' 5" (2.74m x 1.65m)

Both max. Loft access.

BEDROOM

13' 6" x 10' 6" (4.11m x 3.21m)

Both max. Double glazed window, radiator.

BEDROOM

10' 6" x 10' 5" (3.20m x 3.18m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

BEDROOM

9' 4" x 6' 8" (2.85m x 2.04m)

Both max. Double glazed window, radiator.

BATHROOM

6' 7" x 5' 9" (2.00m x 1.76m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully panelled shower cubicle with electric shower fitment, fully panelled walls, extractor fan.

EPC RATING C

SERVICES

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





GARDEN

An enclosed paved garden to the rear with ample space for garden furniture. The garden looks out to the rear field and woodland and it includes a shed. To the front is a paved area as well.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Total Area: 76.8 m² ... 826 ft²

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

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