



12 Castle Park, Kendal  
£318,000



## 12 Castle Park

Kendal

Pleasantly located in this popular residential area is this semi detached bungalow being conveniently placed for the many amenities available both in and around the market town of Kendal. The property is within easy reach of the mainline railway station at Oxenholme, road links to the M6 and both the Lake District and Yorkshire Dales National Parks. The property has recently been renovated and boasts far-reaching views across the town and has double glazing and gas central heating.

Entering, the property welcomes you with a modern fitted kitchen with breakfast bar with integrated fridge, freezer, dishwasher and wine cooler, the sitting room has a cosy atmosphere enhanced by a multi-fuel burner and there are two bedrooms and a modern shower room.

There off road parking to the front of the garage and versatile outside space to both the front and rear. With its modern interior and location this bungalow represents a desirable opportunity for those looking for a true bungalow in the town.

### **SERVICES**

Mains electricity, mains gas, mains water, mains drainage

### **COUNCIL TAX BAND C**

EPC RATING D

TENURE Freehold

- Semi detached bungalow
- Far reaching views
- Two bedrooms
- Multi fuel burner
- Modern fitted shower room and kitchen
- Tiered back garden space
- Double glazing
- Ample driveway parking and garage
- Gas central heating
- Popular location

#### HALL

7' 4" x 2' 7" (2.24m x 0.80m)

#### SITTING ROOM

16' 0" x 11' 11" (4.88m x 3.64m)

#### BREAKFAST KITCHEN

13' 5" x 9' 1" (4.10m x 2.76m)

#### BEDROOM

12' 4" x 12' 0" (3.77m x 3.65m)

#### BEDROOM

9' 1" x 8' 9" (2.77m x 2.66m)

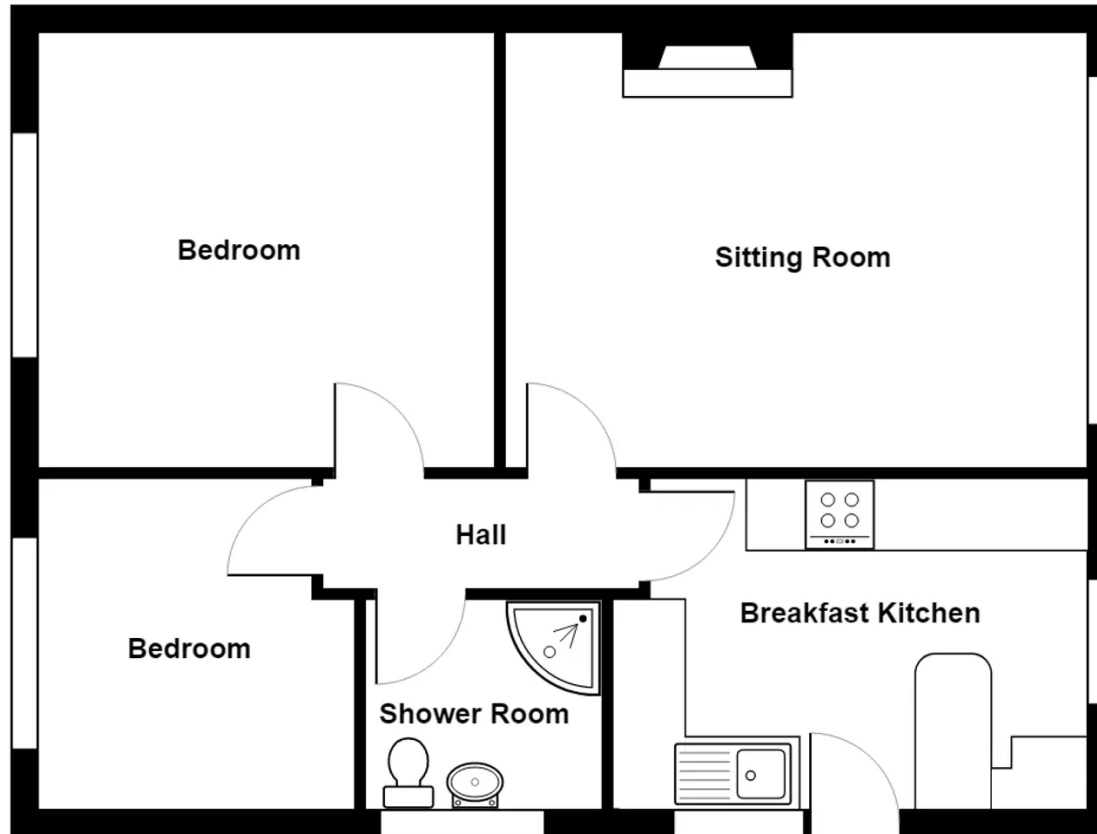
#### SHOWER ROOM

16' 3" x 8' 10" (4.96m x 2.70m)

#### DIRECTIONS

From our Kendal office turn right on to Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Proceed to turn right in to Castle Road and take the first Right on to Castle Park to find number 12 situated on the left.





**Ground Floor**  
**12 Castle Park, Kendal**

Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>



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

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