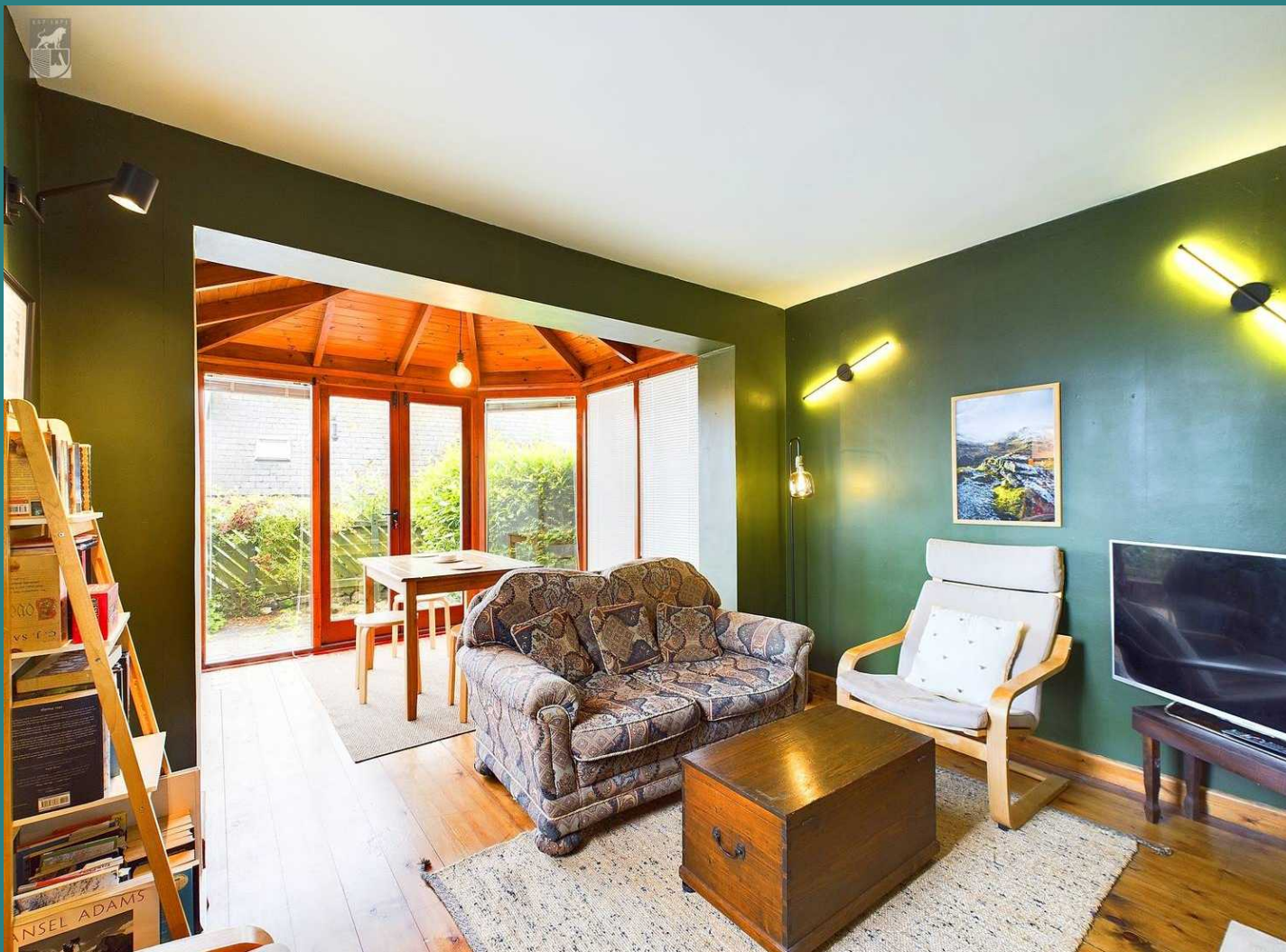




9 Belmont Brow, Kendal  
£240,000



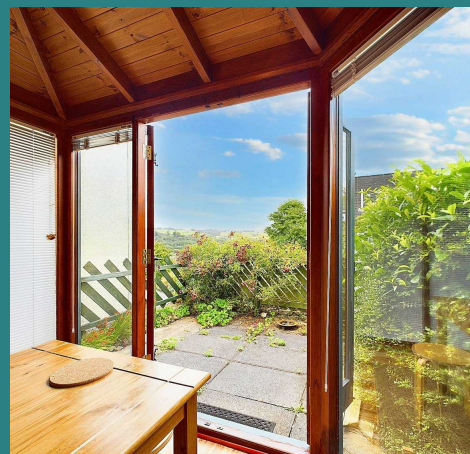
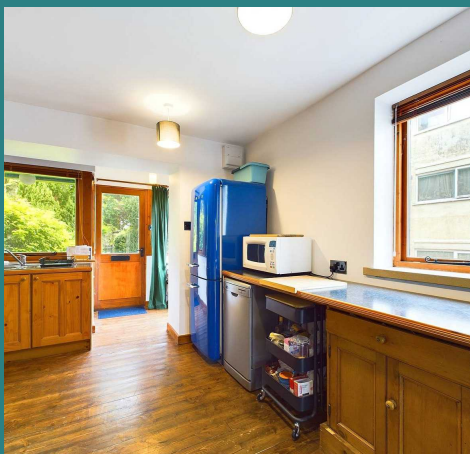


## 9 Belmont Brow

Kendal

Nestled in a sought-after location, this charming 2-bedroom end terrace house offers a wonderful opportunity for those seeking comfort and style. As you step inside, you are greeted by a delightful breakfast kitchen, leading into the inviting lounge/dining room, offering a perfect space for relaxation and entertainment. The property boasts two well-proportioned bedrooms, a bathroom, and features such as exposed wood flooring and ceiling beams, adding character and warmth to the interiors. Enjoy the convenience of allocated parking, while far-reaching views provide a picturesque backdrop to this lovely home.

The outdoor spaces of this property are equally impressive, with a garden to the front adding a touch of greenery to the setting. A footpath meanders through the established garden, leading to a timber shed for additional storage needs. To the rear, a charming patio seating area awaits, perfect for al fresco dining or simply soaking in the scenic views. The rear patio offers unparalleled vistas over the town towards Whinfell and Bensons Knott, providing a peaceful retreat to unwind and enjoy the beauty of the surroundings. Don't miss the chance to make this house your home and embrace a lifestyle of comfort and serenity in this remarkable property.



From Kendal Town Hall, travel up Allhallows Lane and onto Beast Banks then turn right into Belmont. Continue on to Belmont Brow and the car parking area, where there is an allocated parking space for Number 9 in front of the garages. Walk up the steps on the right until you reach Cliff Brow, turn right and go down a few steps and the property is located on the right hand side.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### ENTRANCE

Space for shoes and coats, opens into the kitchen.

### BREAKFAST KITCHEN

16' 10" x 10' 9" (5.13m x 3.28m)

A range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood, plumbing for washing machine, space for up right fridge and freezer, under stairs cupboard, exposed floorboards. Door to the lounge/dining room and stairs to the first floor.

### LOUNGE/DINING ROOM

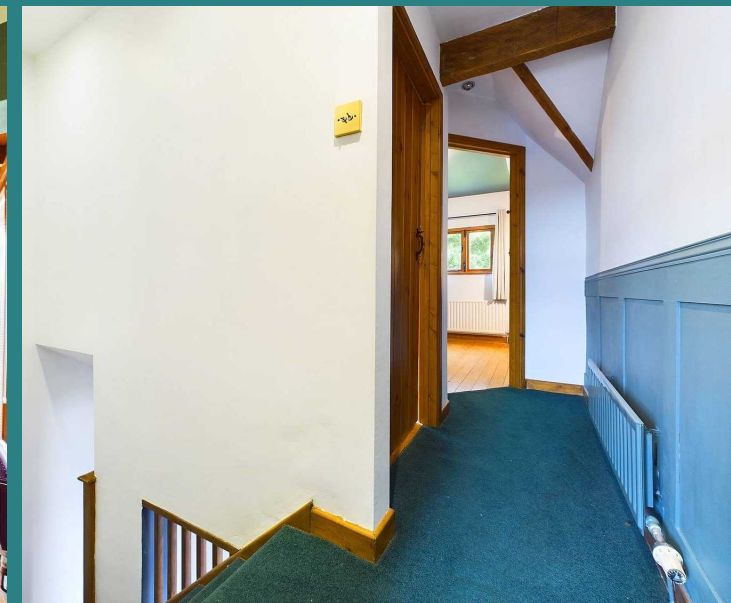
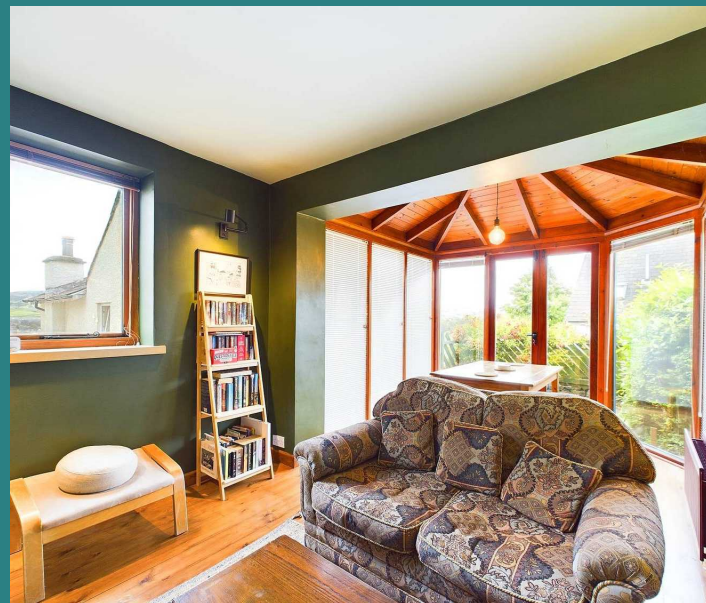
17' 1" x 11' 3" (5.21m x 3.43m)

French doors lead to the rear patio with views over to Bensons Knott and Whinfell, living flame gas fireplace with stone surround, exposed floorboards.

### LANDING

9' 3" x 2' 11" (2.82m x 0.89m)

Wood paneling and exposed beams. Doors to the bedrooms and bathroom.





### LANDING

9' 3" x 2' 11" (2.82m x 0.89m)

Wood paneling and exposed beams. Doors to the bedrooms and bathroom.

### BEDROOM 1

10' 9" x 8' 3" (3.28m x 2.51m)

Views over to Bensons Knott and Whinfell, exposed floorboards, loft access.

### BEDROOM 2

10' 1" x 8' 4" (3.07m x 2.54m)

Window looking over the front garden.

### BATHROOM

5' 7" x 7' 5" (1.70m x 2.26m)

Velux window, radiator, three piece suite in white with shower over bath, wash hand basin with tiled splashback and bath with tiled splashback and thermostatic shower over, WC, exposed beams and exposed floorboards.

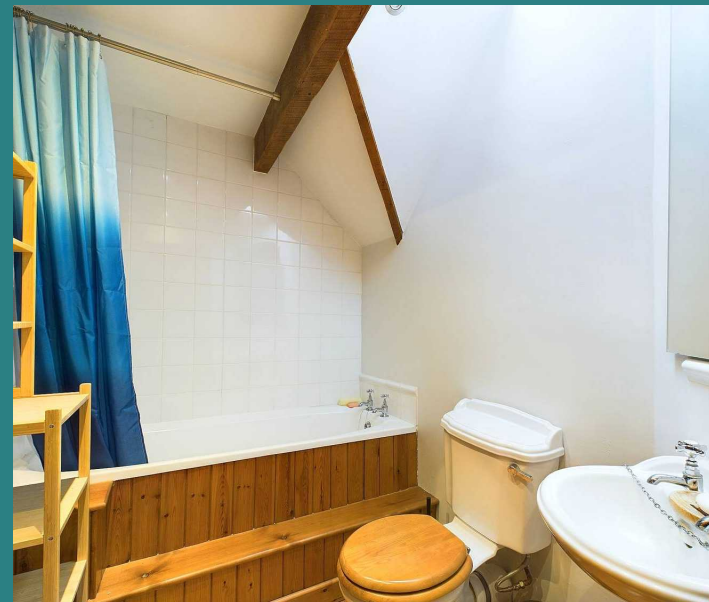
### FRONT GARDEN

To the front of the house is a footpath that leads through the established garden with timber shed, a footpath runs alongside the property to the rear where there is a patio seating area.

### REAR GARDEN

A rear patio with incredible views over the town towards Whinfell and Bensons Knott.

**PARKING** One allocated parking





Ground Floor



Floor 1



## Arnold Greenwood Estate Agents

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