



## Kendal

**£165,000**

125a Stricklandgate, Kendal, Cumbria, LA9 4RF

Located on the fringes of Kendal town centre and nestled within one of the town's many historic yards, 125a Stricklandgate is a charming and characterful 2-bedroom maisonette. This property offers well-balanced accommodation including sizeable living/dining room, galley kitchen and bathroom. The maisonette benefits from access to a pretty, cottage-style communal garden, offering a peaceful outdoor retreat in close proximity of the town centre. Recent improvements have been made to enhance the energy efficiency of this delightful home, including wall insulation and the installation of modern electric radiators, reducing energy costs.

The property is easily managed, making it an ideal first purchase or investment opportunity and suited to those seeking a lock-up-and-leave.

### Quick Overview

- 2 bedroom maisonette
- Open plan living dining room
- Located in historic yard
- Pretty communal cottage garden
- Abundance of character features
- Modern electric heating
- Convenient location for town centre
- Kendal Train and Bus station closeby
- Offering further scope to improve
- Ultra fast broadband available



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Ultrafast  
Broadband  
available



On street parking  
in the locality

Property Reference: K6898



Living Room



Living Room



Living Room



Kitchen

**Description** Located on the fringes of Kendal town centre and nestled within one of the town's many historic yards, 125a Stricklandgate is a charming and characterful 2-bedroom maisonette. This property offers well-balanced accommodation including sizeable living/dining room, galley kitchen and bathroom. The maisonette benefits from access to a pretty, cottage-style communal garden, offering a peaceful outdoor retreat in close proximity of the town centre. Recent improvements have been made to enhance the energy efficiency of this delightful home, including wall insulation and the installation of solar panels, modern electric radiators, reducing energy costs.

The property is easily managed making it an ideal first purchase or investment opportunity. Its convenient location and manageable size also make it perfect for those seeking a lock-up-and-leave lifestyle.

**Property Overview** 125a Stricklandgate is positioned on the fringes of Kendal town centre, benefitting from local amenities such as independent shops, wine bars and restaurants, The Brewery Arts Centre, riverside and Castle walks and transport links are close by, including Kendal bus and train station and mainline Oxenholme station for links to Euston and Glasgow and the M6 motorway, whilst being a short distance from the stunning natural beauty of the Lake District National Park.

The maisonette offers a unique blend of historic character and modern comfort, offering recent improvements which ensure a comfortable and energy-efficient living environment and yet presenting further scope to personalise further. A rare opportunity to own a piece of Kendal's heritage while enjoying all the benefits of convenient living with amenities on your doorstep.

Enter the property via the charming external stone staircase, which leads you to the welcoming entrance hall. Here, you will find a convenient built-in cupboard housing plumbing for a washer, providing practical storage and utility space. The stairs take you up to the upper floor, where the main living areas of the maisonette are located.

The living/dining room is a highlight of the home, featuring two triple-glazed windows that offers outlooks over Stricklandgate. This room is full of character with painted floorboards adding a touch of historic charm, and an electric radiator ensuring modern comfort. The spacious layout allows for a versatile living and dining area, perfect for both relaxation and entertaining guests.

Adjacent to the living/dining room is the kitchen, which is efficiently designed to make the most of the available space featuring a work surface area incorporating a single bowl sink unit and an under-counter Bosch oven. The walls have complementary tiling, while built-in concealed shelving provides additional storage. A double-glazed window offers an aspect to the rear, bringing in natural light.

On the upper floor, the landing area provides access to two bedrooms and the bathroom, along with additional storage in a built-in cupboard that houses the cylinder. A hatch in the ceiling allows access to the loft, offering further storage. Electric radiator.

Bedroom one is a light and airy retreat, retaining character and featuring two triple-glazed windows with dual aspects. Electric radiator. Bedroom two, although of smaller dimensions, offers a cosy space with a rear aspect view. This room is versatile and can be used as a guest room, home office, or child's room.

The bathroom features a three-piece suite that includes a concealed cistern WC, a panelled bath with a mixer tap and shower attachment, and a wash basin. The walls are tastefully tiled and offers a Velux rooflight which enhances the space with natural light.

Externally, the property enjoys a pleasant communal cottage style garden which in main is lawned with a pleasant seating area and an abundance of well kept, mature, planted flower and shrub borders.

#### Accommodation with approximate dimensions:

Entrance Porch

Entrance Hall

Living/Diner

16' 9" x 13' 10" (5.12m x 4.22m)

Kitchen

8' 0" x 5' 9" (2.44 m x 1.77m)

Landing

Bedroom One

13' 6" x 8' 11" (4.14m x 2.74m)

Bedroom Two

9' 0" x 6' 0" (2.76m x 1.83m)

Bathroom

Services Mains water, mains electric and mains drainage. Solar panels are installed.

Council Tax Band B

Tenure The freehold is owned jointly between this vendor and the owner of the property below.

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 and directions ///heat.shine.tooth

From our offices on foot proceed away from the town centre towards Maude Street. Cross at this point and upon reaching the pedestrian crossing proceed over the road and upon reaching Shelly Knowles Hairdressers take the gated yard to the left market 127. Pass through the yard until reaching an external stone staircase on the left and this is the access to No. 125a.



Landing



Bedroom 1



Bedroom 1



Bedroom 2

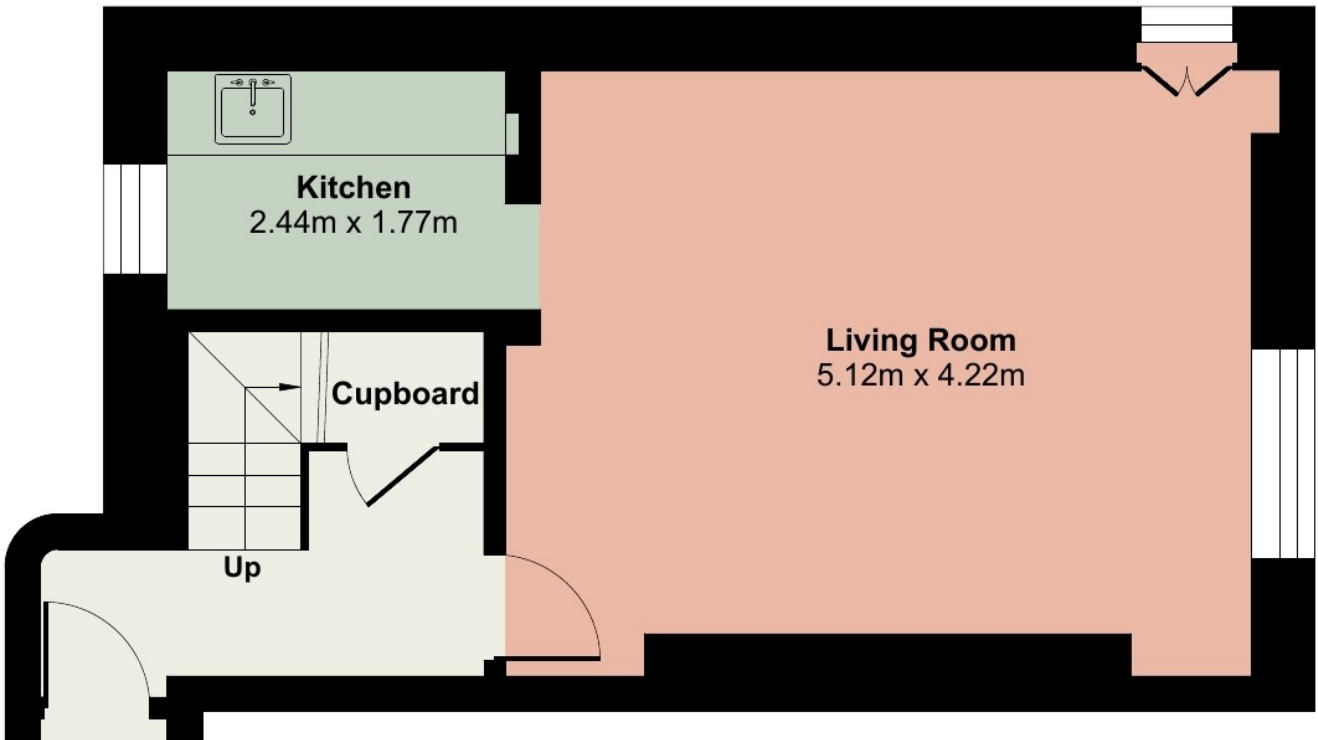
# Stricklandgate, Kendal, LA9

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



## FIRST FLOOR



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