



Kendal

£150,000

6 Howe Bank Close, Kendal, Cumbria, LA9 7PU

This well-presented first floor flat offers a convenient and easy-to-manage layout, featuring an open plan living room and kitchen, two comfortable bedrooms, and a modern bathroom. The property also benefits from an allocated parking space and a delightful south-facing balcony, perfect for enjoying sunny days.

Located on the Kendal Parks estate, this flat provides excellent access to the town centre via regular bus service, main line railway station, schools, and shops. Ideal for first-time buyers, investors, or those seeking a low-maintenance home, this property combines comfort and convenience in a popular location.

Quick Overview

- First floor flat
- Open plan living space
- Two bedrooms
- Bathroom
- South west facing balcony
- Allocated parking space
- Close to amenities including mainline railway station
- Double glazing and gas central heating
- No upward chain
- Fibrus & Openreach broadband available



2



2



1



C



Fibrus & Openreach



Allocated parking

Property Reference: K6889



Fitted kitchen



Open plan Living Room/Kitchen



Open plan Living Room/Kitchen



Balcony

Property Overview: Kendal Parks Estate in Kendal is a highly sought-after residential area known for its excellent connectivity and community amenities. Nestled within easy reach of the town centre, the estate offers convenient access to the main line railway station, reputable schools, and a variety of shops. Its well-maintained surroundings and family-friendly atmosphere make it an ideal location for both young professionals and growing families.

Entering through the front door, you are welcomed into the entrance hall featuring a useful storage cupboard and provides access to both bedrooms, the bathroom and the open plan living room/kitchen.

Stepping into the open plan living room and kitchen, you'll find a bright and airy living space that provides access to the south-facing balcony. The kitchen area is thoughtfully fitted with a range of wall and base units, complemented by work surfaces with an inset sink and drainer and co-ordinating part-tiled walls. It also includes plumbing for a washing machine and dishwasher, a space for a slot-in oven and for a fridge/freezer.

Bedroom One is a spacious double room with an aspect to the front, benefiting from two built-in wardrobes, one of which houses the wall-mounted Worcester boiler. Bedroom Two is a cosy single room, perfect for a guest room or home office.

The house bathroom benefits from a double glazed window, part tiled walls and radiator. A three piece suite comprises; a panelled bath with shower over, wash hand basin and WC.

The property boasts a south-west facing balcony, perfect for enjoying the afternoon sun, and an allocated parking space for added convenience.

Accommodation with approximate dimensions:
Private entrance hall

Open plan living/dining room & kitchen
12' 11" x 12' 9" (3.94m x 3.91m)

Bedroom One
12' 0" x 8' 3" (3.68m x 2.52m)

Bedroom Two
11' 10" x 6' 11" (3.63m x 2.13m)

Bathroom

Parking: Allocated parking space for one vehicle

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

Council Tax: Westmorland & Furness Council - Band B

Tenure: Leasehold - Held on the balance of a 999 year lease from 1st January 1993

Service Charge - the current charge for 2024 is £600.00 per annum. Including ground maintenance, insurance and reservation fund for major works.

What3Words Location & Directions: ///battle.sleep.means

Travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Take the second turning left into Hayclose Road and number 6 Howe Bank Close can be then found on your right hand side a short way down

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.



Bedroom One



Bedroom Two



Bathroom

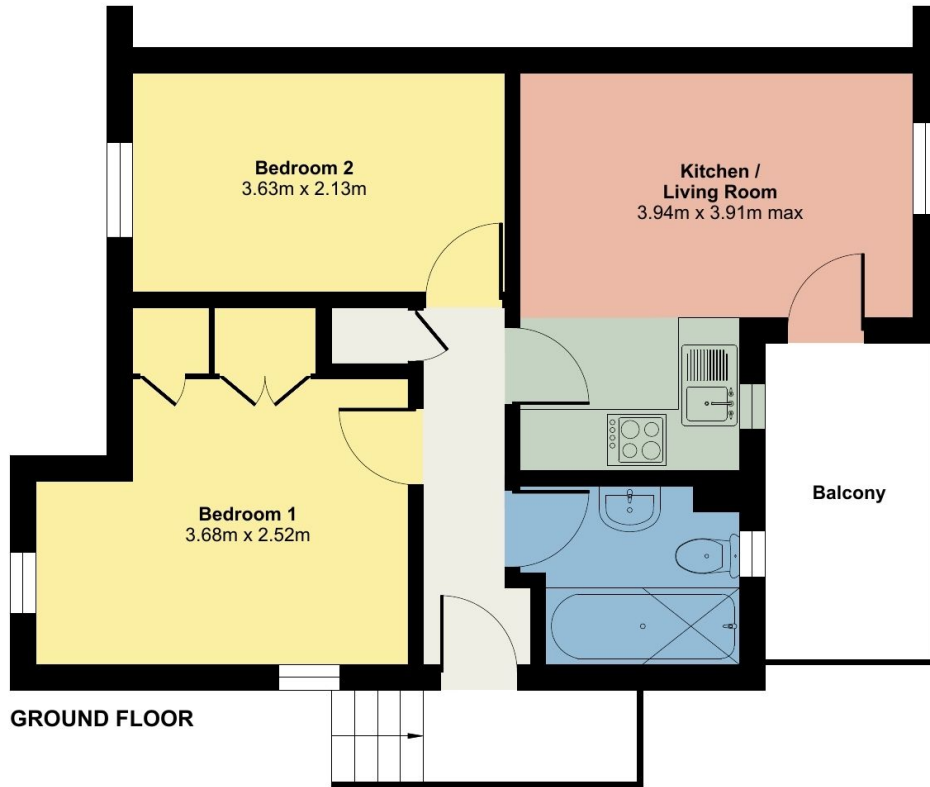


Parking

Howe Bank Close, Kendal, LA9

Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hackney & Leigh. REF: 1178474

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 16/09/2024.

Request a Viewing Online or Call 01539 729711