



Oxenholme

£265,000

77 Helmside Road, Oxenholme, Cumbria, LA9 7HA

This well-proportioned and beautifully decorated mid terraced home is situated in the popular village of Oxenholme. The accommodation includes a living room, a modern kitchen and dining room on the ground floor. On the first floor, there are two double bedrooms one boasting an en-suite and a family bathroom. A study on this floor has stairs up to the third double bedroom with en-suite. The home boasts a low-maintenance garden and off-road parking.

Its great location offers convenient access to the amenities of the nearby market town of Kendal, as well as being within walking distance to Oxenholme's mainline railway station and bus services. Come visit this truly beautiful family home!

Quick Overview

- Mid terraced property
- Two reception rooms
- Excellent fitted kitchen
- Three double bedrooms. two en suite
- Stylish bathrooms
- Close to local amenities of Kendal Town
- Low-maintenance rear garden
- Early viewing recommended
- Off road parking
- Openreach Broadband available



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Openreach
Broadband



Off Road
Parking

Property Reference: K6958



Living Room



Living Room



Kitchen



Kitchen

Property Overview 77 Helmside Road is a delightful property nestled in the heart of Oxenholme, where family living meets comfort and style. Oxenholme is a lovely village situated just a few miles from the market town of Kendal. Known for its welcoming community, Oxenholme provides a quiet escape while still offering convenient access to many amenities. The village is exceptionally well-connected, with a mainline railway station and those travelling by road making it an excellent choice for commuters. The property is on a bus route and Natland School bus picks up from the front of the property!

As you step through the inviting entrance hall, you are greeted with a perfect place to hang your coats. It then seamlessly flows into the spacious living room with a flame effect electric fire adds a cosy touch, perfect for those chilly evenings when you want to relax and unwind.

Continuing through the home, you'll find the well-appointed kitchen, featuring integrated appliances of a Cusine Master range oven and 5 ring hob, extractor fan, stainless steel sink, Bosch dishwasher and plumbing for a washer/dryer. The kitchen features a built in breakfast bar perfect for those busy mornings.

The kitchen effortlessly leads into the bright and airy dual aspect dining area, where bi-fold doors open out to the garden, creating a seamless indoor-outdoor living experience. This space is ideal for entertaining guests or enjoying family meals while basking in the natural light that floods the room.

Ascending to the first floor, you'll discover two generously sized double bedrooms. One bedroom boasts an elegant en-suite comprising of a wc, vanity wash basin and walk in shower and heated towel rail providing a private sanctuary for relaxation. The additional house bathroom on this level is thoughtfully designed comprising a panelled bath with shower over, wc, vanity wash basin and heated towel rail, offering convenience and style for family and guests alike.

A dedicated study on this floor provides the perfect space for working from home or pursuing personal projects. From here, a staircase leads to a charming third double bedroom, complete with its own en-suite comprising of a walk in shower, wc, vanity wash basin and heated towel rail which boasts a linen cupboard. This bedroom has ample under-eaves storage.

As you glide open the bi-fold doors from the dining room, you're immediately greeted by a stunning composite decking area. This sophisticated space is ideal for al fresco dining or simply unwinding. The garden also boasts a lawned section and at the top of the garden, you'll find an additional decking area, perfect for hosting summer barbecues. In addition there is a sturdy shed for all your garden tools and storage needs.



Kitchen



Kitchen



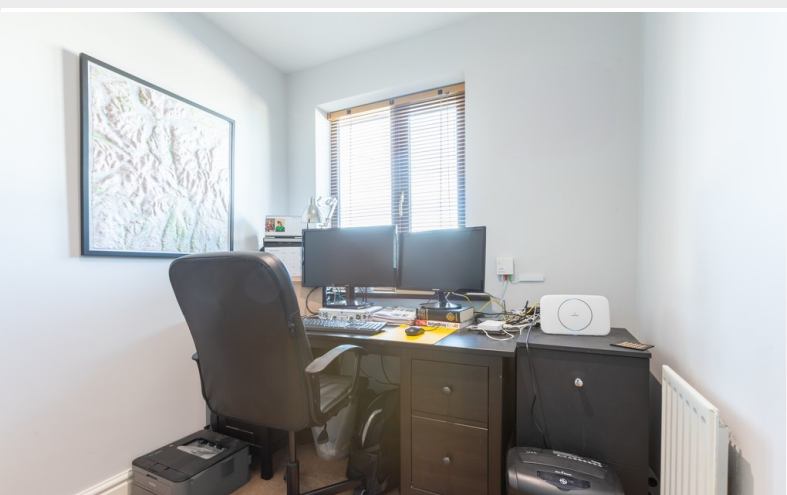
Dining Room



Bedroom 1



En Suite



Study

This practical addition ensures that your garden remains clutter-free.

This family home combines modern amenities with a homely charm, offering a versatile living space that caters to a variety of lifestyles. With its thoughtful layout and stylish features, this property is a true gem waiting to be discovered. Don't miss the opportunity to make this your new home.

Accommodation with approximate dimensions:

Ground Floor:

Living Room 10' 11" x 13' 11" (3.33m x 4.25m)

Kitchen 10' 11" x 17' 4" (3.33m x 5.29m)

Dining Room 10' 0" x 11' 2" (3.07m x 3.42m)

First Floor:

Bedroom Two 10' 10" x 12' 0" (3.32m x 3.67m)

Bedroom Three 11' 1" x 10' 4" (3.40m x 3.15m)

En Suite

House Bathroom

Study 7' 11" x 6' 9" (2.43m x 2.07m)

Second Floor:

Bedroom One 12' 1" x 8' 4" (3.70m x 2.56m)

En Suite

Under Eaves Storage With a hot water cylinder.

Parking: Off road parking for two cars.

What3words Location & Directions: [///vent.jaws.seats](https://www.what3words.com/vent.jaws.seats)

Oxenholme is a village to the south east of the market town of Kendal. From Kendal take the Burton Road to the south east of the town centre and then turn left onto Oxenholme Road. Follow the road up past the main line railway station at Oxenholme itself, then take the turning right into Helmside Road and number 77 can then be found just before the turn to Bleaswood Road on the left hand side.

Services: Mains gas, mains water, mains electricity and mains drainage. Gas central heating.

Council Tax: Westmorland & Furness Council - Band B

Tenure: Freehold.

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.



Bedroom 2



Bedroom 3



Bedroom 2



Garden

Request a Viewing Online or Call 01539 729711

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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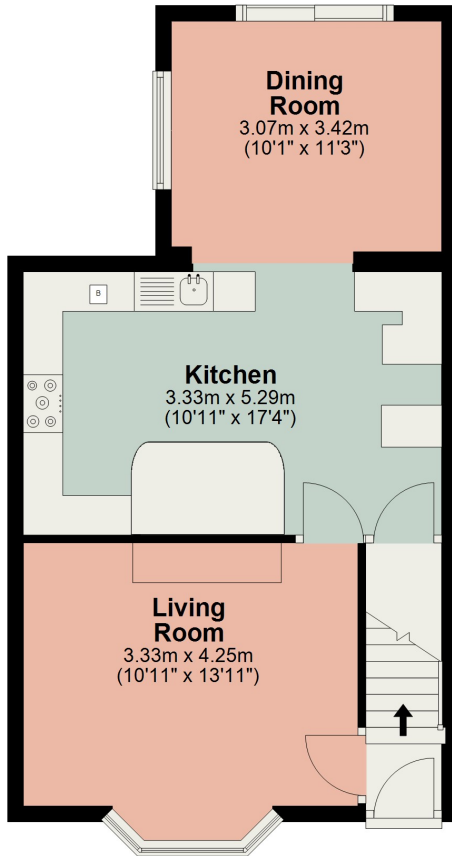


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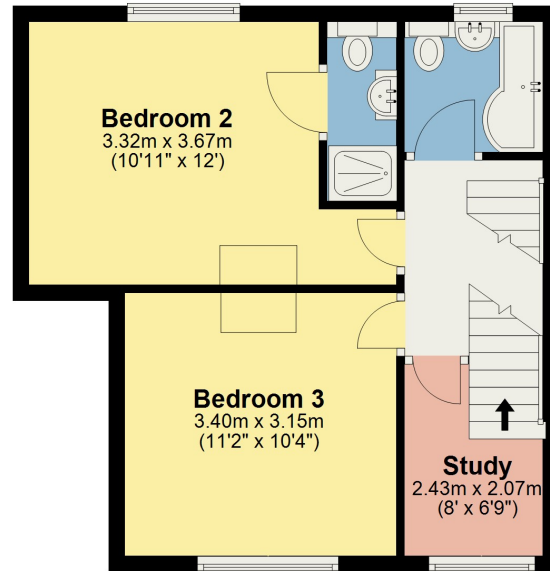
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



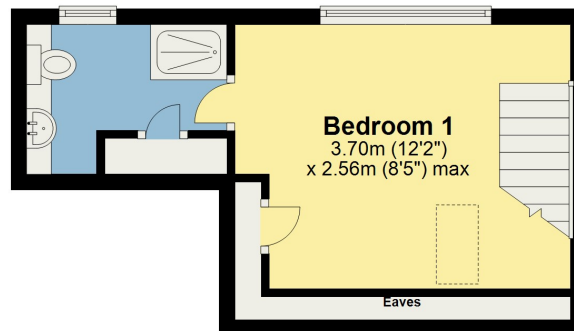
First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Second Floor

Approx. 17.2 sq. metres (185.4 sq. feet)



Total area: approx. 104.0 sq. metres (1119.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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