



Kendal

£285,000

3 Sleddale Gardens, Castle Street, Kendal, LA9 7FD

This attractive, modern three storey town house forms one of a terrace of three tucked away in a quiet courtyard setting just off Castle Street. 3 Sleddale Gardens enjoys a peaceful setting with easy access to the town and all its amenities including the railway and bus stations. Being one of three modern town houses, the property offers a spacious, well planned layout with flexible accommodation over three floors.

Quick Overview

Modern townhouse
Accommodation arranged over three floors
Three bedrooms
Fabulous fitted kitchen
Spacious living room
No upward chain!
Courtyard garden
Local occupancy clause applies
Integral garage and off road parking for three vehicles
Ultrafast broadband



3



2



1



C



Ultrafast
Broadband



Off Road Parking
for 3 Vehicles

Property Reference: K6980



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room

Sleddale Gardens is a small private development conveniently situated for the town centre with its shops, restaurants and cafes, twice weekly market, the popular Brewery Arts Centre and Abbot Hall Art Gallery. Nearby is Kendal railway station for the Windermere line and the links to Oxenholme mainline railway which is on the London to Glasgow West Coast main line from which you can be in London in under 3 hours.

Entering on the ground floor the entrance hall has that useful cupboard for coats and boots together with access into the large integral garage which has plumbing for a washing machine. There is a bedroom with en-suite shower room comprising a wc, walk in shower, wash basin and heated towel rail on this floor, with access to a delightful private enclosed courtyard garden. The current vendors have chosen to use this space as a ground floor sitting room.

On the first floor the landing gives access to a well sized, light and airy living room. Double doors with glazed panes open into the recently installed kitchen diner with ample wall and base units including a display cabinet. The kitchen features integrated appliances comprising a Lamona 4 ring hob, oven, grill and extractor fan, dishwasher and fridge freezer, plus a dining area overlooking the private courtyard at the rear of the property.

The second floor landing has a large storage cupboard and two further double bedrooms. The master bedroom at the front of the property has an open aspect and east facing views provide glimpses of Kendal Castle on the hill beyond the church. Ample storage options include a good range of built in wardrobes and separate storage cupboard. The bedroom to the rear enjoys a roofscape vista with views across the town to the distant fells. The house bathroom is also located on this floor comprising a wc, wash basin, panelled bath with shower over and heated towel rail.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room/Bedroom Three 16' 8" x 9' 2" (5.10m x 2.80m)

En-suite

Integral Garage 18' 8" x 8' 10" (5.70m x 2.70m)

First Floor:

Living Room 14' 9" x 12' 1" (4.50m x 3.70m)

Kitchen/Dining room 18' 4" x 8' 5" (5.60m x 2.57m)

Second Floor:

Bedroom One 15' 0" x 12' 0" (4.59m x 3.68m)

Bedroom Two 11' 5" x 11' 1" (3.50m x 3.40m)

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness - Band D.

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

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

What3words & Directions: ///shades.zeal.leaves

From Kendal town centre continue onto Sandes Avenue, following the road along taking the right turning at the roundabout onto Wildman Street and then first left onto Castle Street. The entrance to Sleddale Gardens is then found opposite St Georges Church between the houses of Number 1 and Number 3 Castle Street. Castle Street is located close to the River Kent and Gooseholme and offers level walking into the town centre.

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

Local Occupancy Clause: The property is subject to an agreement (Section 106) with Westmorland and Furness Council that requires the occupiers to either have been resident in the Westmorland and Furness District for three years or to be permanently employed or have a firm job offer in the district. There is to be no upward chain and early possession is available.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



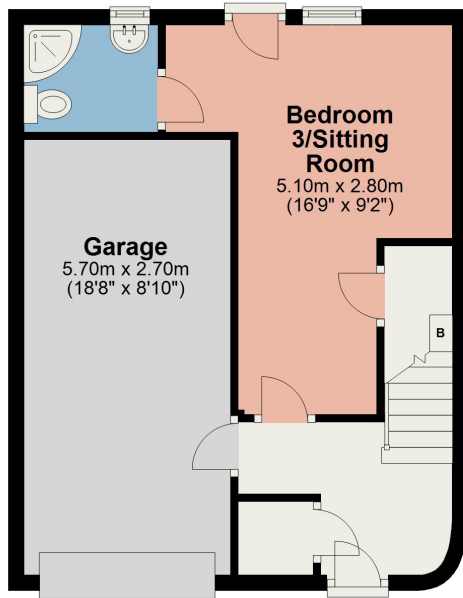
Bedroom 3/Sitting Room



Courtyard

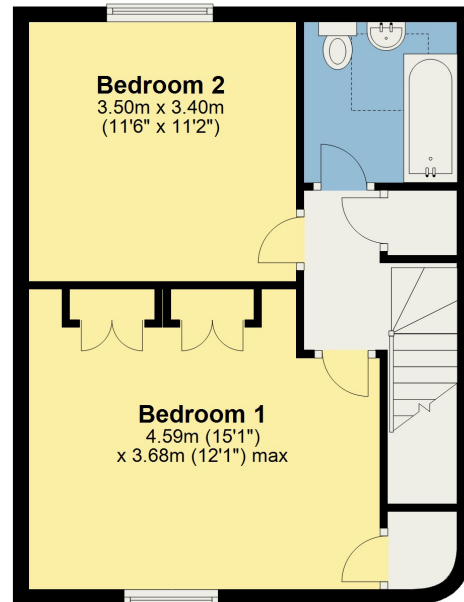
Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



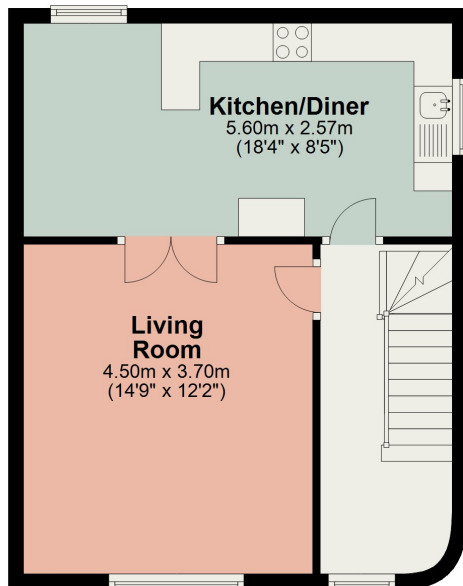
Second Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 123.7 sq. metres (1331.5 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.

A thought from the owners... "A very bright and practical place to live within a beautiful area of central Kendal."

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