



5 West Street, Kendal - LA9 5QJ

Kendal

Guide Price £400,000

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Kendal, Cumbria

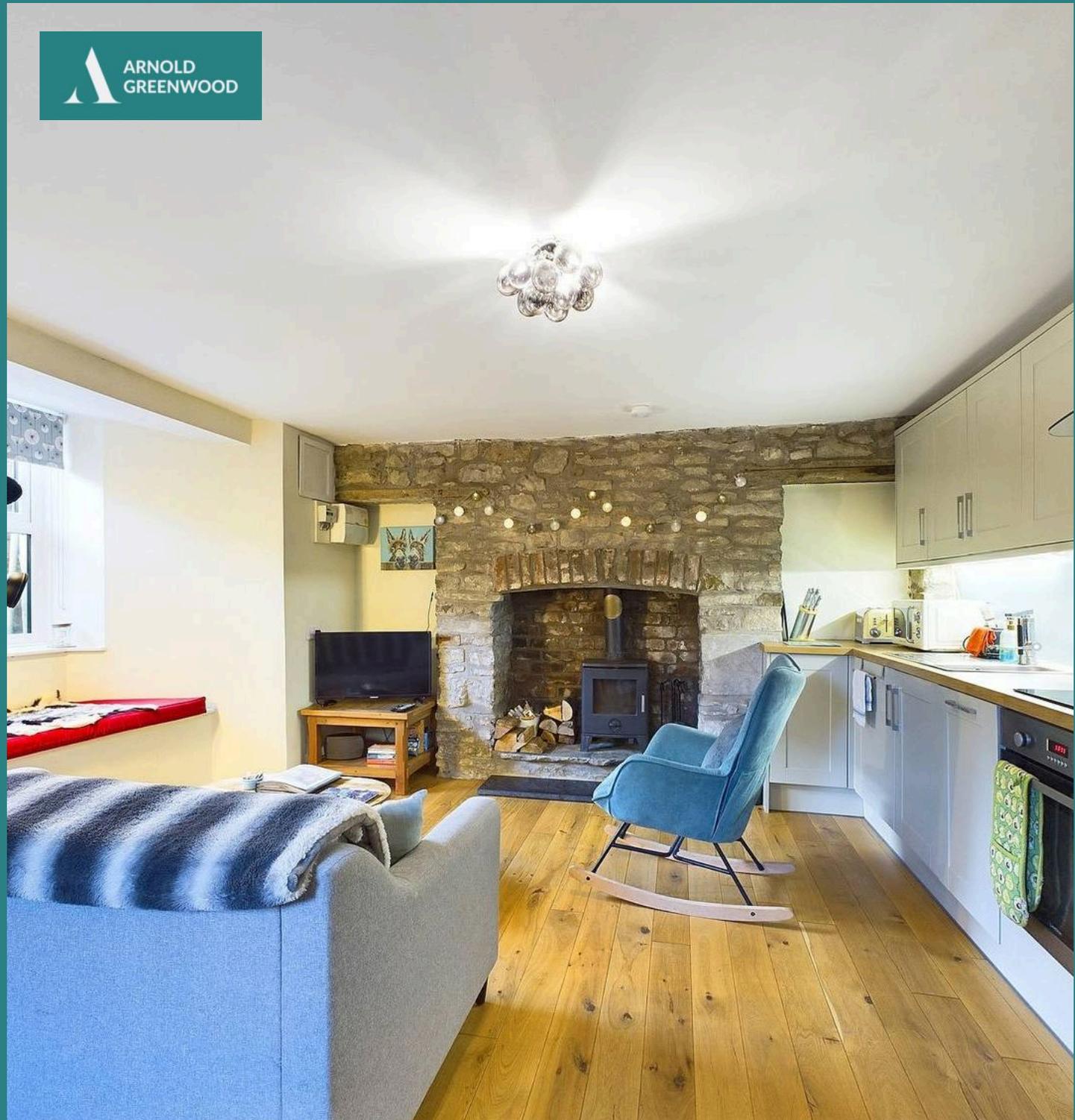
Situated in a popular residential area, this exceptional 4-bedroom end of terrace house presents a rare opportunity for those seeking spacious living accommodation across four floors. The lower ground floor offers ultimate convenience and privacy with its self-contained layout, currently run as a successful AirBnB. The ground floor welcomes you into a bright and airy living space, perfect for entertaining guests or unwinding after a long day. The first floor has 2 bedrooms, and ensuite and a family bathroom. Stairs rise to the second floor where you will find a spacious loft bedroom. A gate and steps lead up to the front entrance, where a lawn and seating area create the perfect setting for al fresco dining or morning coffee. The desirable garage provides ample storage space for vehicles or can be repurposed into a workshop or hobby room to suit your needs. Don't miss this unique opportunity to own this spacious and versatile family home. No chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

3' 5" x 17' 1" (1.04m x 5.20m)

As you enter the property, there is an arched alcove on the right-hand side where you can store your coats. Doors open to the living room and kitchen, and stairs lead up to the first-floor landing.

Living Room

11' 9" x 16' 4" (3.57m x 4.99m)

The living room has a bay window that looks out to the front of the property, two alcove shelving/storage spaces, and a multi-fuel stove with shelving above.

Kitchen

15' 7" x 10' 0" (4.74m x 3.05m)

This kitchen has a range of fitted storage units with complementary worktops. There is an integrated electric Premier Range oven and a gas Lavona hob with an extractor over, an American fridge/freezer, an integrated dishwasher, a 1½ bowl stainless steel sink, an Ideal logic combo boiler newly installed 6 years ago, a breakfast bar, and a window to the rear and door. This is also where you can gain access down to the lower ground floor.

First Floor Landing

15' 5" x 6' 8" (4.70m x 2.03m)

Doors open to two double bedrooms, a bathroom, and a stairwell to the loft bedroom.

Bedroom One

10' 0" x 10' 2" (3.05m x 3.11m)

This bedroom is a decent size with a window to the front and an en-suite shower room.

En-suite

5' 0" x 5' 9" (1.53m x 1.74m)

This en-suite shower room comprises a W.C., a vanity wash hand basin with storage over, a stainless steel ladder radiator, a shower with a glass surround, and a window to the front.



Bedroom Two

8' 3" x 10' 1" (2.52m x 3.08m)

A bedroom with a window to the rear.

Bathroom

6' 11" x 9' 7" (2.12m x 2.91m)

This suite comprises a sunken jacuzzi-style bath, a separate shower with a glass surround, a Roca bowl sink, a stainless steel ladder radiator, a W.C., and a window with privacy glazing to the rear.

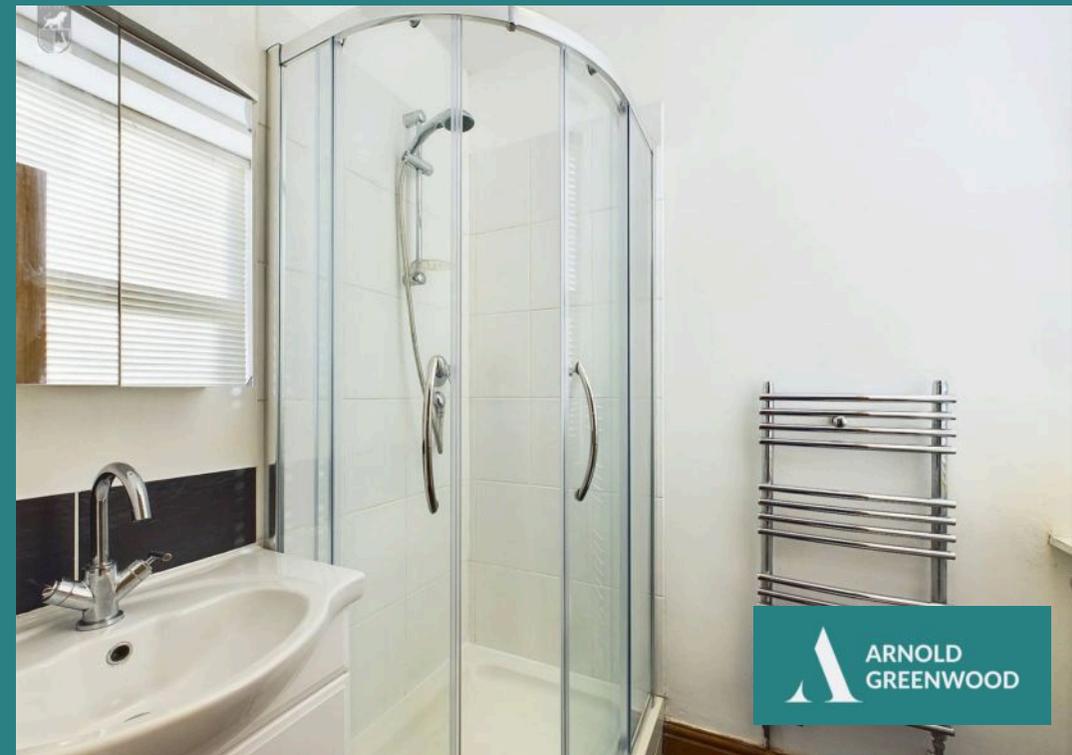
Loft Bedroom

15' 3" x 23' 1" (4.65m x 7.03m)

The stairway leads to an enormous loft bedroom and has understairs storage; the large room has a brand new Velux window, space for storage in the eaves, wooden beams across the ceiling, and a window to the side of the property.







Lower Ground Floor

The lower ground floor is self contained and has its own postal address; you can access the space via an internal staircase leading down from the upstairs main house kitchen, or this can be closed off and it has its own front door access to the side of the building down the steps. It is currently used as an Air B&B.

Living Space

15' 1" x 12' 8" (4.61m x 3.85m)

As you enter the living space, you come through a flood door that was fitted after Storm Desmond. This living/kitchen area has a log burner in a stone alcove, fitted storage units with a complementary worktop, an integrated wash/dryer, an in-built dishwasher, a Lamona induction hob with a fan oven, an integrated oven, and a window to the front.

Bedroom

9' 7" x 9' 2" (2.93m x 2.79m)

This bedroom has large understairs storage, an en-suite shower room, and two little windows to the rear of the property.

En-suite

4' 10" x 5' 7" (1.48m x 1.71m)

This en-suite consists of a W.C., a Mira Sport shower with a glass surround, a vanity wash hand basin with a mirror/storage over, and a small window.





FRONT GARDEN

A gate and steps lead up to the front door. There is a lawn on the side of the property with a seating area, a stone wall wraps around the house.

ON STREET

No permit required for parking.

GARAGE

Single Garage

This large garage has an electric up & over remote-controlled door, space & plumbing for a washing machine & dryer, and space for a car.





Ground Floor Building 1



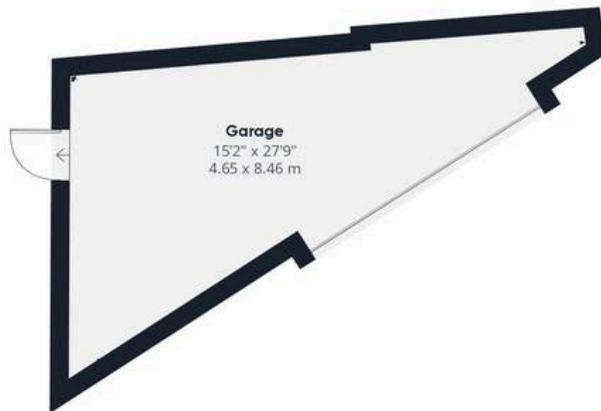
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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