



Kendal

£285,000

12 Castle Dale, Kendal, Cumbria, LA9 7BG

Located within the ever-popular Castle Estate, 12 Castle Dale enjoys a convenient position close to Kendal Castle, the local cricket club and a handy neighbourhood convenience store. This bright and spacious three-bedroom home offers well-presented accommodation with a contemporary feel throughout, making it an excellent choice for first-time buyers, families or investors. The property also benefits from off-road parking and attractive gardens, while remaining within easy reach of the many amenities of Kendal along with transport links including the mainline railway station at Oxenholme and the M6 motorway.

Quick Overview

- Well presented end terrace property
- Two receptions and fitted kitchen
- Three bedrooms and bathroom
- Off road parking
- Well maintained gardens
- Ideal for first time buyers and investors
- Convenient location, close to amenities
- Boiler installed in 2024 with 5 year warranty
- Early viewing recommended!
- Ultrafast broadband speed*



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Ultrafast
Broadband
Available



Driveway Parking

Property Reference: K7246



Entrance Hall



Living Room



Living Room



Kitchen

Entering through the front door at 12 Castle Dale, you step into a welcoming entrance hall with stairs leading to the first floor and a door opening into the living room. The living room enjoys a pleasant front aspect and features a charming open fireplace with wood-burning stove set on a slate hearth with wooden mantel. Fireside alcoves and a useful corner storage cupboard add character and practicality to the space.

The kitchen is fitted with a range of wall and base units including pan drawers and a pantry cupboard, complemented by work surfaces incorporating an inset sink. Integrated appliances include an oven with four-ring gas hob with stainless steel extractor hood over, along with an integrated fridge/freezer and plumbing for a washing machine. A door from the kitchen leads into the cloakroom which is fitted with a WC and wash hand basin.

From the kitchen, a door opens into the conservatory, a versatile additional reception room with tiled flooring overlooking the rear garden and providing direct access outside.

Stairs lead to the first-floor landing where there is access to the three bedrooms, the house bathroom and loft space. Bedroom one is a double room with an aspect to the rear, while bedroom two is another double bedroom with a front aspect. Bedroom three is a single room with a rear aspect, making it ideal as a bedroom, nursery or home office.

The house bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, wash hand basin and WC. The room is finished with tiled walls, a heated towel rail, dimmable down lights and a window.

Externally, the property offers appealing outdoor space. To the front, there is a gravel driveway providing off-road parking, with a gate leading to the side and rear. The side area includes gravelled space with a timber shed and outside tap. To the rear there is a decked seating area ideal for outdoor dining, along with a lawn with flower bed borders and an additional timber shed.

A fantastic opportunity to acquire a well-presented home in a popular residential area. Early viewing is highly recommended to fully appreciate all that 12 Castle Dale has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 13' 9" x 13' 0" (4.21m x 3.97m)

Kitchen 6' 11" x 16' 4" (2.13m x 5.00m)



Kitchen



Conservatory



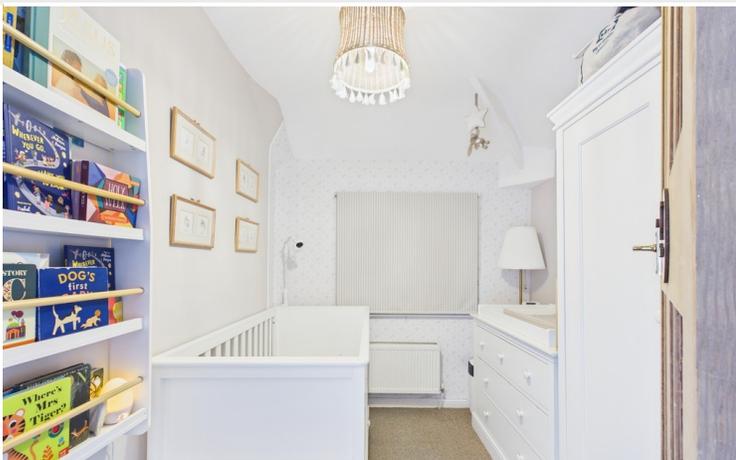
Conservatory



Bedroom One



Bedroom Two



Bedroom Three

Conservatory 6' 6" x 13' 1" (2.00m x 4.01m)

First Floor

Landing

Bedroom One 12' 8" x 8' 11" (3.88m x 2.72m)

Bedroom Two 9' 1" x 9' 6" (2.77m x 2.92m)

Bedroom Three 8' 3" x 7' 2" (2.53m x 2.20m)

Bathroom

Parking: Driveway providing off-road parking for up to three vehicles.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

Services: Mains water, mains electricity, mains gas 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: ///locker.lanes.field

Situated on the popular Castle Grove estate, Castle Dale can be found by leaving Kendal on the Aynam Road and taking the left turning into Parkside Road. Follow the road up past Netherfield cricket club and take the second turning left onto Castle Grove. Take the first turning right into Castle Dale and number 12 is then found on your left.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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).



House Bathroom



Ground Floor Cloakroom



External



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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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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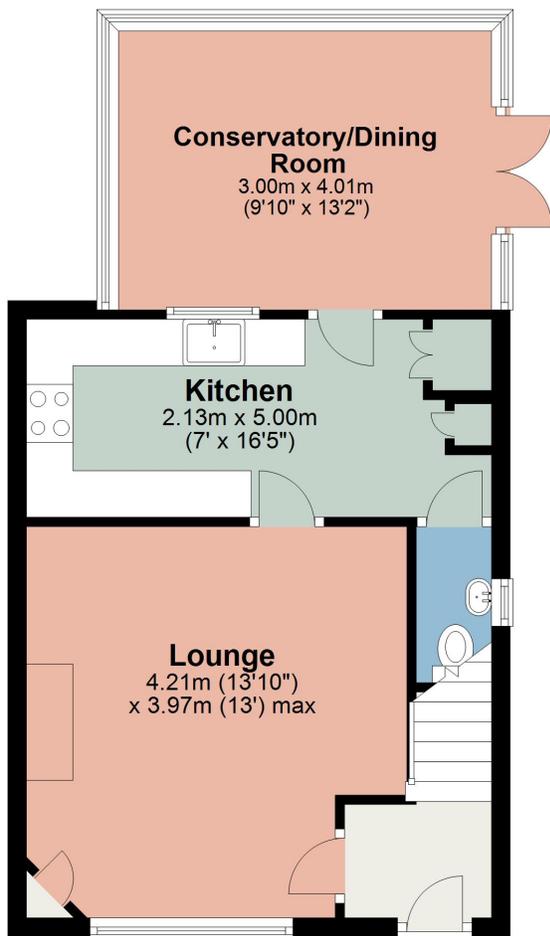


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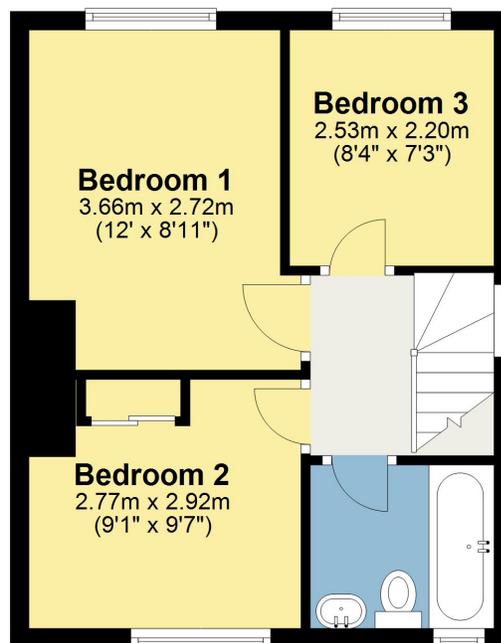
Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 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.

12 Castle Dale, Kendal

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Request a Viewing Online or Call 01539 729711