



17 Hazelwood, Kendal  
Asking Price £230,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A well proportioned semi-detached house with fabulous far reaching views situated on a popular residential development within the market town of Kendal. Having a sitting/dining room, breakfast kitchen, two double bedrooms, bathroom, cloakroom, garden and driveway parking. No upper chain.







## 17 HAZELWOOD

A well proportioned semi detached house with far reaching panoramic views across the town towards Kendal Castle, the Helm, Benson Knott and Whinfell. Situated in a popular residential area within the market town of Kendal being convenient for the many amenities available both in and around the town. The property is within easy reach of the Lake District and the Yorkshire Dales National Parks and road links to the M6.

The well presented accommodation, which has been extended and well maintained, briefly comprises of a porch, entrance hall, sitting/dining room, breakfast kitchen and cloakroom to the ground floor and two double bedrooms and a bathroom to the first floor. The property benefits from double glazing and gas central heating.

Outside there is driveway parking and a garden together.

The property is offered for sale with no upper chain.

## GROUND FLOOR

### PORCH

3' 11" x 2' 7" (1.20m x 0.79m)

Double glazed French doors.

### ENTRANCE HALL

8' 0" x 5' 8" (2.45m x 1.74m)

Double glazed door to porch, double glazed windows, radiator, built in cloaks cupboard, coving.

### SITTING/DINING ROOM

22' 3" max x 17' 4" max (6.79m x 5.29m)

Double glazed French doors to garden, double glazed box bay window to dining area, double glazed window, two radiators, electric fire to marble fireplace, coving.

### BREAKFAST KITCHEN

14' 8" max x 10' 2" max (4.48m x 3.12m)

Two double glazed windows, radiator, good range of oak base and wall units, stainless steel sink, built in oven and grill, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine, coving, tiled splashbacks.

### STORE

8' 1" x 2' 10" (2.48m x 0.88m)

Light and power, space for tumble dryer, fitted shelving and coat hooks.

### CLOAKROOM

3' 10" x 3' 6" (1.17m x 1.09m)

Double glazed window, radiator, W.C with concealed cistern and wash hand basin to vanity, extractor fan, fitted mirror, tiling to walls and floor.





## FIRST FLOOR

### LANDING

6' 1" max x 5' 0" max (1.87m x 1.53m)

Built in airing cupboard housing radiator, loft access, wall lights, coving.

### BEDROOM

14' 8" x 11' 9" (4.48m x 3.59m)

Double glazed window, radiator, coving.

### BEDROOM

10' 3" max x 9' 4" max (3.14m x 2.86m)

Double glazed window, radiator, built in wardrobe, built in cupboard.

### BATHROOM

7' 1" x 6' 5" (2.16m x 1.96m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with electric shower over, coving, tiling to walls, fitted mirrored wall unit, shaver point.

## OUTSIDE

There is a well stocked low maintenance garden to the front of the house, the side of the property offers ample driveway parking with a water supply and the rear garden includes a lawn, paved patio, well stocked border, raised bed and a timber shed.

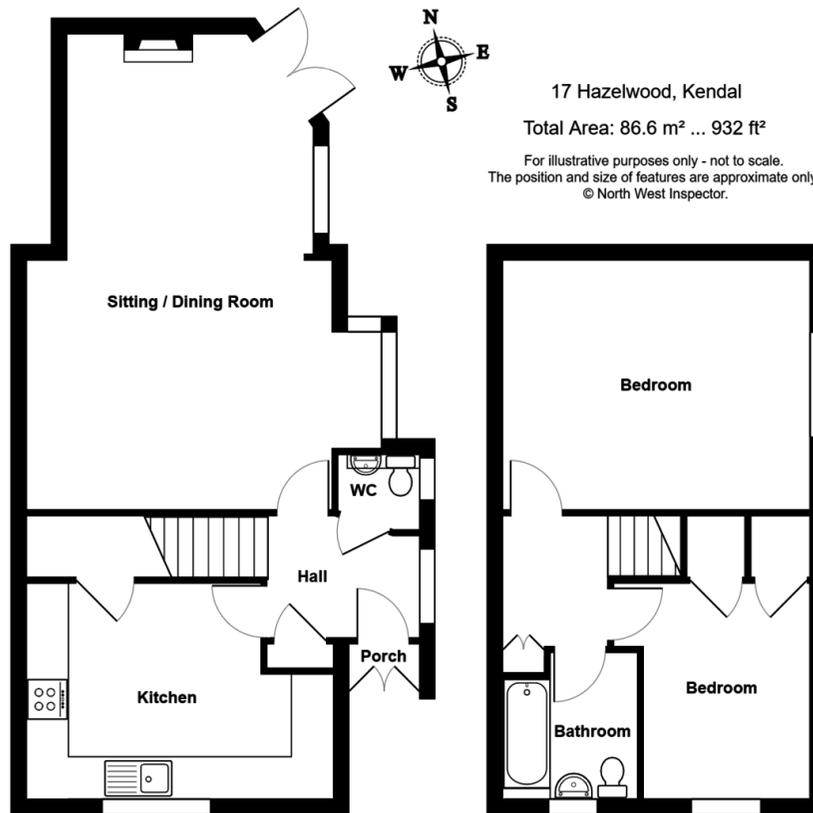
## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





17 Hazelwood, Kendal  
 Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>  
 For illustrative purposes only - not to scale.  
 The position and size of features are approximate only.  
 © North West Inspector.

**Ground Floor**

**First Floor**

**Important Notice**

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood, proceed to turn left in to Hazelwood to find number 17 located towards the head of the cul-de-sac on the right.

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