



37 Park Street, Kendal
£280,000

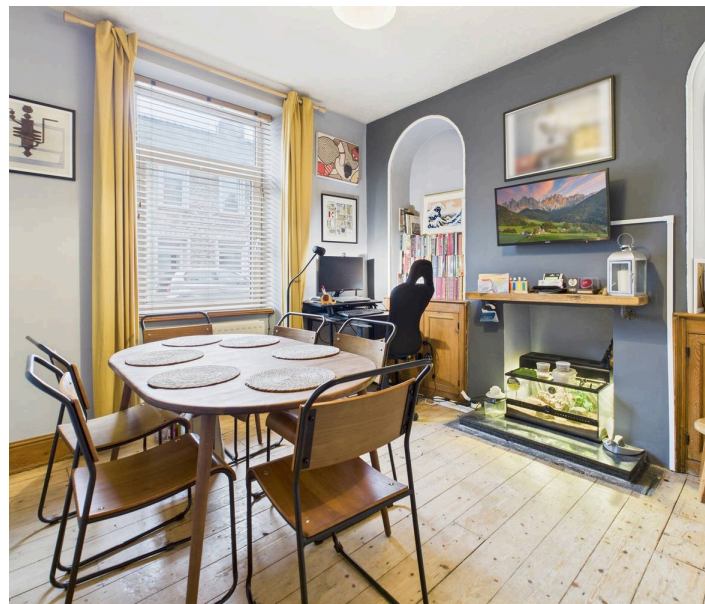


37 Park Street, Kendal

Situated in the heart of Kendal, this spacious four bedroom terraced home offers generous accommodation across three floors. Perfectly positioned for easy access to the town centre, local schools and riverside walks. Combining the convenience of town living with the charm and character of a traditional Cumbrian home. Ideal for families or anyone looking for space and practicality close to Kendal's many amenities.

The ground floor offers two welcoming reception rooms, including a cosy living room with a log burner and a separate dining room, along with a fitted kitchen, utility area and ground floor bedroom with an adjoining wet room. On the first floor are two further bedrooms and a family bathroom, while the top floor provides a spacious double bedroom with plenty of natural light, ideal as a main bedroom, guest space or home office.

Outside there is a private rear patio garden and on road parking. With gas central heating and an attractive position within walking distance of shops, cafés and the surrounding fells, this property offers a great opportunity to put your own stamp on a characterful Kendal home. EPC D. C Tax C.



HALLWAY 14' 3" x 3' 3" (4.34m x 0.98m)

DINING ROOM 10' 10" x 10' 3" (3.30m x 3.13m)

SITTING ROOM 13' 10" x 11' 3" (4.22m x 3.44m)

KITCHEN 11' 11" x 6' 8" (3.64m x 2.04m)

UTILITY ROOM

BEDROOM 11' 11" x 8' 7" (3.64m x 2.62m)

WET ROOM 8' 6" x 3' 11" (2.59m x 1.19m)

FIRST FLOOR LANDING

BEDROOM 11' 10" x 7' 11" (3.60m x 2.41m)

BEDROOM 11' 2" x 6' 10" (3.41m x 2.08m)

BATHROOM 9' 3" x 6' 8" (2.82m x 2.04m)

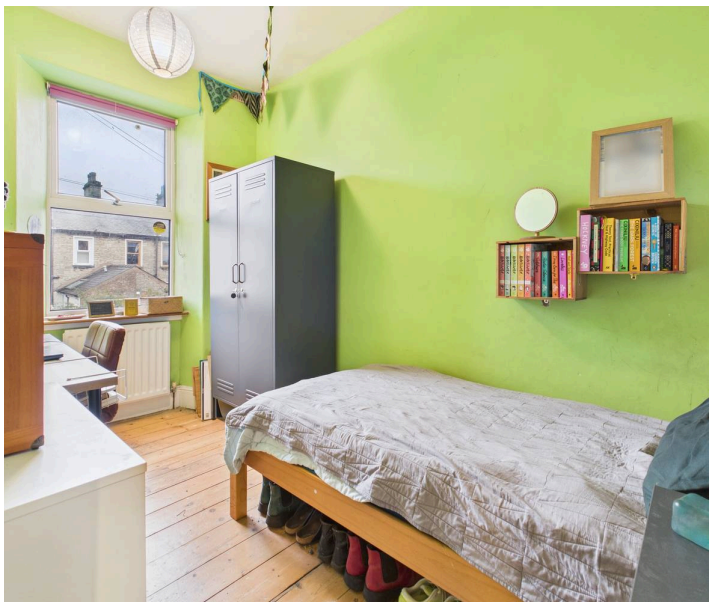
SECOND FLOOR 17' 2" x 13' 11" (5.22m x 4.23m)



- Period, mid terraced house
- Four bedrooms
- Accommodation over three floors
- Family bathroom and en suite wet room
- Dining room and sitting room with log burner
- Fitted kitchen and utility room
- Popular location with great road links and within walking distance of town
- Exposed floorboards and some traditional features
- Gas central heating
- On road parking and rear patio garden

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



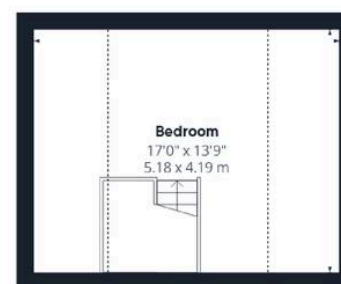
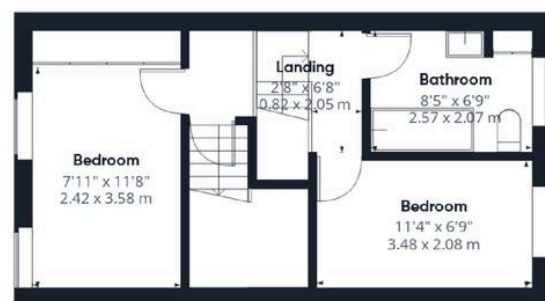
SERVICES:

Mains electric, mains gas, mains water, mains drainage.

EPC RATING: D

COUNCIL TAX BAND: C

TENURE: FREEHOLD



Approximate total area⁽¹⁾

1125 ft²

104.5 m²

Reduced headroom

106 ft²

9.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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