



Kendal

£199,500

10 Strickland Court, Windermere Road, Kendal, Cumbria, LA9 4QU

A modern town house that forms part of the Strickland Court conversion of the old workhouse/Kendal Green hospital that dates back to 1769. The house has two double bedrooms, a three-piece bathroom, a living/dining room and a fitted kitchen, plus a private parking space and an enclosed rear patio.

Conveniently located within walking distance of the centre of the historic market town of Kendal - "The Gateway" to the Lake District. If you are looking for a home ready to move into and enjoy for permanent or holiday use, then an appointment to view is your next step.

Quick Overview

- Modern terraced town house
- Large living/dining room
- Fitted kitchen
- Two double bedrooms & bathroom
- Gas central heating & double glazed windows
- Rear private patio
- Private parking space to the front
- Convenient location for Kendal town centre
- Will appeal to a range of buyers
- No upward chain - Early viewing recommended!



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Openreach & Fibribus
available in the area



Private parking
space

Property Reference: K6797



Living Room



Living Room



Kitchen



Bathroom

Location: Travelling north along Stricklandgate, the main street of Kendal, continue into Windermere Road and Strickland Court can be seen on the right at the junction with Caroline Street. Take the turning into Caroline Street and the entrance to Strickland Court is on your left-hand side, with number 10 being found to the right of the row of properties.

Property Overview: 10 Strickland Court has an easy-to-manage layout, on the ground floor you will find a living/dining room and a fitted kitchen to the rear; on the first floor, you will find, two double bedrooms and a bathroom. To the rear of the property there is an attractive paved courtyard, with a private parking space to the front. Perfectly located, the development of Strickland Court is within walking distance of the Kendal town centre.

Upon entering, you immediately step into the large living/dining room with stairs leading up to the first floor. There is a pleasant outlook, overlooking the front of the property.

Moving towards the rear of the property, you will find the kitchen. Light and airy with two windows and door leading to the rear patio, with a feature curved window above. Fitted with a range of wall and base units with complementary working surfaces and breakfast bar, inset single bowl plus half sink and co-ordinating part tiled walls. Built-in oven and four ring gas hob with cooker hood and extractor over. Plumbing for washing machine and space for an upright fridge freezer as well as a condenser tumble dryer.

Upstairs, on the landing there is access to the loft space, two double bedrooms and the bathroom. The loft space is accessed via a built-in ladder and is boarded with a light, making it a large, useful and easily accessible storage space.

Bedroom one is a large double with two windows overlooking the front and a delightful view across to Benson Knott. A useful, over-stairs, airing cupboard houses the gas fired boiler.

Bedroom two is another double room with an outlook to the rear. There is a built-in wardrobe with a hanging rail.

To complete the picture, the bathroom is a three-piece suite comprising; a panel bath with shower over, a W.C, and pedestal wash hand basin.

Accommodation with approximate dimensions:

Ground Floor:

Living Room

15' 4" x 13' 6" (4.67m x 4.11m)

Kitchen

15' 4" x 6' 5" (4.67m x 1.96m)

First Floor:

Landing

Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m)

Bedroom Two

9' 10" x 9' 4" (3m x 2.84m)

Bathroom

6' 9" x 6' 6" (2.06m x 1.99m)

Outside: There is one private parking space to the front of the property with shared visitor parking spaces available.

The property has the benefit of a small sitting area to the front, together with a paved sitting area to the rear with gate access.

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

Council Tax: Westmorland and Furness - Band C

Tenure: Freehold.

Certain areas of the development are communal, these being the central courtyard and areas of lawn and planting, which belong to the Strickland Court Management Company. An annual charge of £300.00 is levied for expenses for the upkeep of the gardening, outside lighting and insurance of common parts.

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

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

What3Words: ///timing.tries.stones

Anti-Money Laundering Regulations (AML)

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Bedroom One



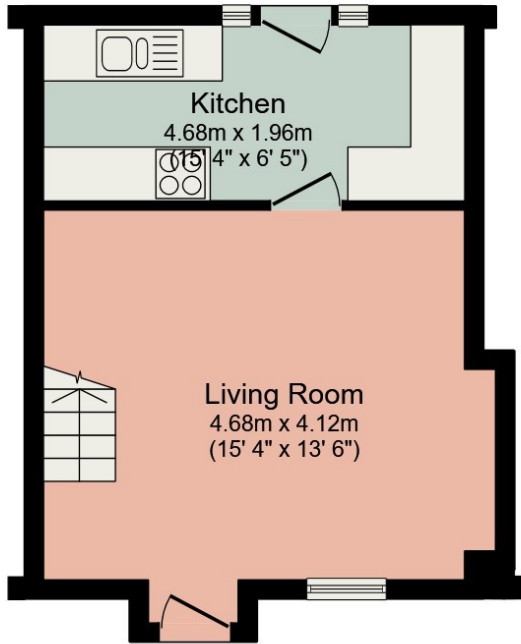
Bedroom Two



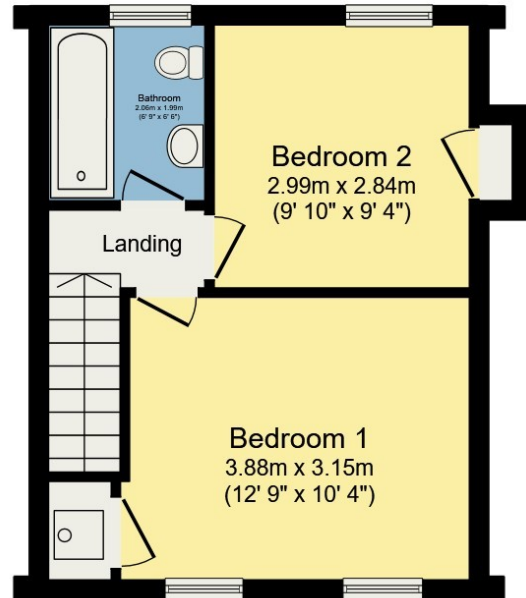
Enclosed private patio



Views across to Benson Knott



Ground Floor



First Floor

Total floor area 59.4 sq.m. (640 sq.ft.) approx

Thought from the vendor – “An airy house in a wonderful quiet location close to the town centre and a parking space”.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/03/2024.