



Kendal

£200,000

19 Rydal Road, Kendal, Cumbria , LA9 6LD

19 Rydal Road is an end of terrace property awaiting its next chapter with a new owner, ready to update and create a modern home with their personal touch. The ground floor accommodation consists of an entrance hall, kitchen and bright living room. Upstairs, there is two double bedrooms and a bathroom. There is UPVC double glazing and gas central heating throughout.

Outside there is a paved patio garden with a timber shed with power and light providing convenient storage. With no upward chain, the opportunity to make this house your own is ready for the taking. We highly recommend an early appointment to view!

Quick Overview

- End of terraced house
- Fitted kitchen
- Living room with gas fire
- Two double bedrooms
- Three piece suite bathroom
- Front and rear garden with timber shed
- Now ready for a new owner to modernise
- Will appeal to a range of purchasers
- No upward chain
- Ultrafast broadband available in the area



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Ultrafast
broadband
available in the
area



On-Street Parking
Nearby

Property Reference: K6832



Entrance Hall



Living Room



Kitchen



Kitchen

Location: Located on Sandylands, the entrance to Rydal Road can be accessed by turning from Sedbergh Road onto Sandylands. Proceed to the fourth right turn onto Peat Lane, followed by the third left onto Rydal Road. Continuing along this road, you'll find number 19 situated on the right-hand side overlooking the green space and can be accessed on the side via a gate.

Property Overview: A two bedroom, end of terraced property is being offered to the market which is now ready for a new owner to create their perfect home. This property will appeal to a different range of purchasers ranging from first time buyers, investor purchasers or a young family.

Stepping into the entrance hall you will find stairs raising to the first floor level and doors leading to the living room and kitchen.

The living room has a pleasant outlook over the front aspect and includes an inset gas fire.

The kitchen is fitted with a range of wall, base and drawer units with working surfaces and inset stainless steel sink with drainer. Kitchen appliances include a built-in oven, four ring gas hob and concealed extractor over. There is space for an undercounter fridge, freezer and tumble dryer. There is plumbing for a washing machine and above is a wall-mounted gas fired boiler. Two pantry cupboards are ideal for storage. A door leads to the rear patio.

Upstairs, on the landing there is access to the loft. The main bedroom is a large double with a picture window with an outlook over the front. The second bedroom is another double with an outlook to the rear, built-in wardrobe with sliding doors and an over stairs cupboard.

Completing the picture is the bathroom. A three piece suite comprises of; a panel bath with shower over, vanity wash hand basin and W.C.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

16' 7" x 25' 4" (5.08m x 7.74m)

Kitchen

16' 4" x 8' 5" (5.00m x 2.59m)

First Floor:

Landing

Bedroom One

16' 6" x 9' 10" (5.05m x 3.00m)

Bedroom Two 11' 5" x 10' 0" (3.48m x 3.05m)

Bathroom

Outside: This property enjoys both front and rear gardens. The front garden is laid with gravel. There is access to the side which leads to a enclosed rear garden with a paved area and a timber shed.

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

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C

Viewings: 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: ///lads.quieter.perky



Bedroom One



Bedroom Two



Bathroom

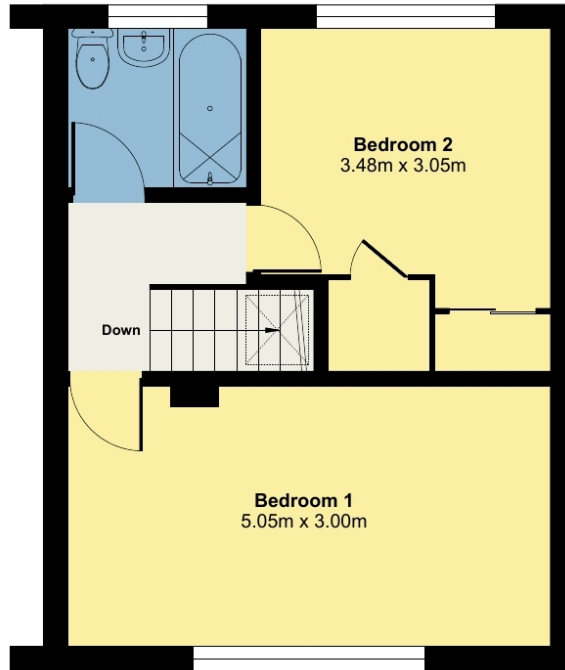


Rear Patio

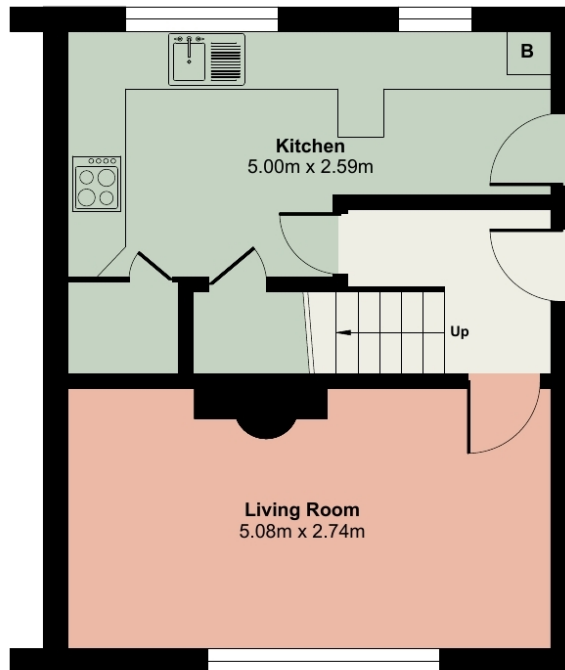
Rydal Road, Kendal, LA9

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1122258

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