



## Oxenholme

£160,000

17 Bleaswood Road, Oxenholme, Kendal, LA9 7EY

A well-presented ground floor apartment in a well-managed, small development positioned at the head of a cul de sac and conveniently located within walking distance of Oxenholme train station. This property offers the added benefits of a rear garden and a allocated parking space.

The apartment features well proportioned accommodation, including a living room, fitted kitchen, two double bedrooms and a bathroom. It's an ideal home for first-time buyers, investors, or anyone looking to be near Oxenholme Lake District train station. With no upward chain, early possession is available.

### Quick Overview

- Ground floor apartment
- Living room & fitted breakfast kitchen
- Two double bedrooms
- Bathroom
- Rear garden
- Allocated parking space
- Convenient location
- Gas central heating and double glazing
- No upward chain
- Openreach Broadband available



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Openreach  
available



Allocated  
parking space

Property Reference: K6927



Living Room



Living Room



Kitchen



Kitchen

**Property Overview:** Oxenholme is a quaint village located just a few miles from the bustling market town of Kendal, in the heart of Cumbria. Known for its picturesque surroundings and friendly community, Oxenholme offers a peaceful retreat while still providing easy access to modern amenities. The village is particularly well-connected, boasting a mainline railway station that offers direct services to London (Euston), Manchester and Glasgow, making it an ideal location for commuters. Easy access to the M6 motorway J36 can be had by following the A65 that runs out of the village, or you can take the A684 to J37 if heading northbound

Upon entering through the private front door, you step into a bright and airy living room with a double glazed window with an aspect to the front. The room includes a feature fireplace with a polished inset, hearth, and an electric fire, along with a useful storage cupboard.

The breakfast kitchen has aspect to the rear garden and is fitted with a range of wall and base units with complementary part tiled walls and co-ordinating work surfaces with inset stainless steel sink and drainer. A range of kitchen appliances include; built in Lamona oven with four ring gas hob with stainless steel extractor over, washing machine and fridge. Wall mounted gas boiler.

Bedroom one is a spacious double with an aspect to the front, whilst bedroom two is also generously sized with a view to the rear.

To complete the interior space is the bathroom, which comprises a three-piece suite including; a panelled bath with shower over, vanity unit with a wash hand basin and WC. The space is enhanced by part-tiled walls and floor, a heated towel rail and a window. There is a usefully sized storage cupboard. The floor has electric heating.

Heading outside, the property benefits from a tiered rear garden which is in main lawned, perfect for relaxation and outdoor activities. Additionally, there is an allocated parking space conveniently located in the car park opposite the block of garages.

Please note - The property has been provided with cavity wall insulation and the windows on the front have been replaced this year.

Accommodation with approximate dimensions:  
Ground Floor

Secure Shared Entrance Hall

Living Room

15' 3" x 13' 10" (4.67m x 4.24m)

Fitted Kitchen

10' 0" x 7' 8" (3.05m x 2.34m)

Bedroom One

12' 0" x 10' 0" (3.68m x 3.05m)

Bedroom Two

10' 9" x 6' 11" (3.30m x 2.13m)

Bathroom

Parking Allocated parking space for one vehicle

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

Council Tax: Westmorland & Furness Council - Band B

Tenure: Leasehold - Held on the balance of a 999-year lease from 1984

Service Charge - the current charge for 2024 is £65.00 payable monthly in advance.

The property is managed by an owner managed Management Company, giving the owners freedom to set their own agenda with respect to maintenance and upkeep activities.

What3Words Location & Directions: [///libraries.print.actors](https://www.what3words.com/#!/libraries.print.actors)

The property can be found by leaving Kendal on the Burton Road towards the hospital and turning left into the Village. Take the second right onto Bleaswood Road, then first left, follow the road along and number 17 is then found in the block of apartments on the right hand side towards the head of the cul-de-sac.

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

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

Thought From The Owners: "This is a quiet neighbourhood and there are some lovely views over to Scout Scar from the garden. The Helm is behind the property and lovely walks can be enjoyed up there."



Bedroom One



Bedroom Two



Bathroom



Rear Garden

# Bleaswood Road, Oxenholme, Kendal, LA9

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1178798

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