



## Kendal

£215,000

34 Helme Drive, Kendal, Cumbria, LA9 7JB

34 Helme Drive is situated on the southern fringes of Kendal, presents a fantastic opportunity for those in search of a family home with considerable potential. The property offers excellent scope for upgrading, reconfiguring, and extending, subject to the consents. While it requires renovation throughout, it holds great promise for those looking to create their ideal home in a highly sought-after location. Offering 2 reception rooms, kitchen, three bedrooms and bathroom along with driveway ,garage and gardens.

With a wide range of amenities close by, residents will have easy access to local conveniences, including a supermarket, doctors' offices, schools, a leisure centre and public transport options such as bus and train services. This makes this home an attractive option for families and individuals looking to settle in a popular and accessible area of Kendal.



3



1



2



TBC



Firbus &  
Openreach  
available



Off road parking

### Quick Overview

3 bedroom semi detached house

In need of updating throughout

2 reception rooms

Off Road parking and Garage

Gardens front and rear

Southern fringes of Kendal

Convenient position for amenities

No upward chain

Excellent potential for those seeking  
renovation project

Fibribus & Open Reach Broadband available

Property Reference: K6955



Entrance Hall



Living Room



Dining Room



Dining Room

**Property Overview** Located on the edge of the vibrant market town of Kendal, located in the picturesque heart of Cumbria. The property enjoys a particularly well-connected location, offering easy access to a range of local amenities, the M6 motorway and the Oxenholme mainline railway station, making travel and daily conveniences effortlessly accessible. Town amenities can be easily reached by bus, train or on foot where there are shops, restaurants, cafes, The Brewery Arts Centre and Kendal Castle. With the added benefit of having surrounding Lake District countryside just a short distance away.

Enter the property via gated access into the driveway and the entrance porch provides entry to the ground floor. Once in the entrance hall you will be met by the stairs to the first floor and access to all 3 living spaces. There is a leaded oriel window and understairs storage housing meters. The living room has a feature box bay window which fills the front reception room with natural light. There is a tiled open fire and chimney recess. Adjacent the secondary reception room also enjoys a large box bay window with a rear garden aspect, further tiled open fire and built in cupboards to recess. To the rear of the property, the kitchen space generates a host of ideas to update/reconfigure this room with room for not only units but a breakfast table. There is dual aspect and a side door for convenience to the garage and rear garden and driveway. Currently fitted is a double drainer sink unit and plumbing is in place for a washing machine.

From the stairs you reach the first floor landing where there is access to the loft area via hatch and a window at split level landing area allowing for good light. There are 3 bedrooms located here two are spacious double rooms, the rear having a rear garden aspect and housing the airing cupboard with cylinder and tank. The further double room has built in cupboards and a further feature box bay window making this room constantly light and airy. Bedroom Three a single room has a front aspect. The family bathroom is fitted with a 3 piece suite which would benefit from replacement and currently offers a panelled bath with electric shower over, pedestal wash hand basin and WC. Window to side.

Externally, the property has an enclosed front garden which is currently lawned and to the rear a further garden area which is in main, lawned with mature borders.

Accommodation with approximate dimensions:

Entrance Porch

Entrance Hall

Living Room 11' 11" x 11' 6" (3.65m x 3.54m)

Dining Room 11' 9" x 9' 3" (3.60m x 2.84m)

Kitchen 14' 11" x 8' 1" (4.55m x 2.47m)

First Floor Landing

Bedroom One 11' 8" x 9' 9" (3.56 m x 2.98m)

Bedroom Two 11' 10" x 10' 9" (3.62m x 3.28m)

Bedroom Three 7' 1" x 5' 10" (2.16m x 1.79m)

Bathroom

**Parking** There is a drive to the front and side of the property which offers off road parking.

**Garage** 13' 3" x 8' 5" (4.03m x 2.59m)

**Services** Mains water, mains drainage, mains electricity.

**Tenure** Freehold

**Council Tax** Band C

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

**Viewings** Strictly by appointment with Hackney & Leigh Kendal office

**What3Words Location & Directions:** [///power.skills.prop](http://power.skills.prop)

Leaving Kendal on the A65 Burton Road, proceed past the Kendal Leisure Centre. At the traffic lights, Continue in the left hand lane towards ASDA supermarket and take the 2nd turn on the right into Helme Drive. 34 is located towards the end of this road before the bend on the right hand side.



Kitchen



Bedroom 1



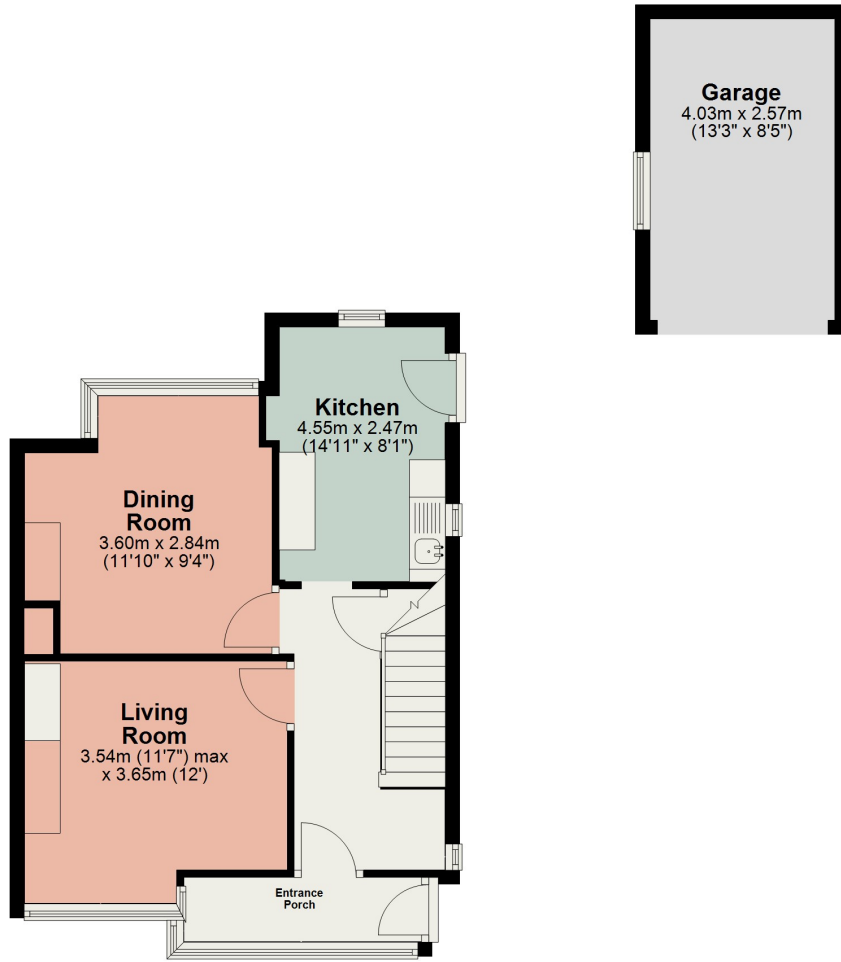
Bedroom 2



Garden

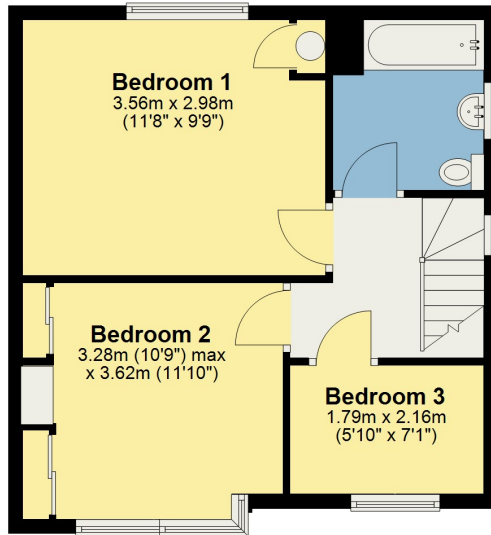
## Ground Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



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 10/10/2024.