



Oxenholme

£325,000

36 Helmside Road, Oxenholme, Kendal, LA9 7ET

36 Helmside Road is a delightful property nestled in the heart of Oxenholme, where family living meets comfort and style. Oxenholme is a lovely village situated just a few miles from the market town of Kendal. Known for its welcoming community, Oxenholme provides a quiet escape while still offering convenient access to many amenities. The village is exceptionally well-connected, with a mainline railway station and those travelling by road making it an excellent choice for commuters.

Quick Overview

- End Terraced House
- Three bedrooms
- Fitted Kitchen
- Living Room
- Low-maintenance rear garden
- Close to local amenities of Kendal Town
- Early viewing recommended
- No upward Chain
- Ample driveway parking
- Ultrafast Broadband*



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Ultrafast
Broadband



Driveway
Parking

Property Reference: K7075



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

As you step through the entrance hall, you're welcomed into a spacious kitchen/dining area, thoughtfully designed with ample wall and base units and granite worktops. The kitchen comprises of a breakfast bar, a stainless steel sink, and space for an oven and a extractor fan. Integrated appliances include a built-in fridge/freezer and dishwasher. The open kitchen/dining room is a perfect place to unwind with friends and family.

Adjacent to the kitchen, the rear porch serves as a practical storage area complete with plumbing for a washer/dryer. An under-stairs storage cupboard provides the perfect spot for coats and boots.

The dual-aspect living room is a cosy space to unwind featuring a wood-burning stove set on a slate hearth. Sliding doors open to the rear garden, inviting natural light and offering a seamless transition to outdoor living.

Upstairs, you'll find two generously sized double bedrooms and a single bedroom, ideal for a growing family or home office. The house shower room is appointed with a walk-in shower on a slate tray, WC, vanity wash basin unit, heated towel rail and a mirrored cupboard. Bedroom two provides access to a partially boarded loft equipped with light and a pull down ladder offering additional storage space.

The rear garden is a lawned perfect for outdoor gatherings or quiet relaxation. At the front, ample driveway parking ensures convenience, complemented by a garage featuring built-in base units and an electric up-and-over door with light and power. The garage also houses the boiler and includes a mezzanine level for extra storage, with space to accommodate a car.

This charming home is a perfect blend of comfort and practicality, ready to welcome its new owners.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Kitchen 23' 5" x 7' 8" (7.14m x 2.36m)

Living Room 18' 6" x 9' 11" (5.66m x 3.04m)

Storage Cupboard

Rear Porch



Kitchen/Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three/ Home Office



Shower Room

Gargage

First Floor:

Bedroom One 13' 1" x 9' 0" (4.01m x 2.76m)

Bedroom Two 11' 2" x 10' 0" (3.41m x 3.06m)

Bedroom Three 8' 2" x 6' 11" (2.49m x 2.12m)

Shower Room

Garage 25' 10" x 19' 10" (7.88m x 6.06m)

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

Services: Westmorland and Furness Council - Band B.

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

What3Words & Directions: [///keys.town.bridge](https://www.what3words.com/keys.town.bridge)

Leave Kendal on the A65 Burton Road, passing the ASDA Superstore and Westmorland General Hospital. Turn left onto Helmside Road, and you will find number 36 situated on the left.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



View



Garden



Garden



Garden

Request a Viewing Online or Call 01539 729711

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Viewings available 7 days a week
including evenings with our
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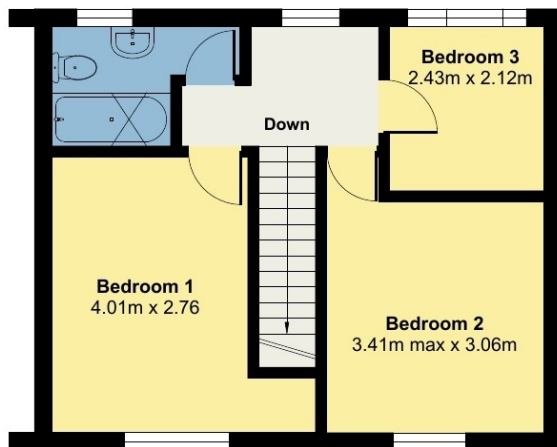
Helmside Road, Oxenholme, Kendal, LA9

Approximate Area = 929 sq ft / 86.3 sq m

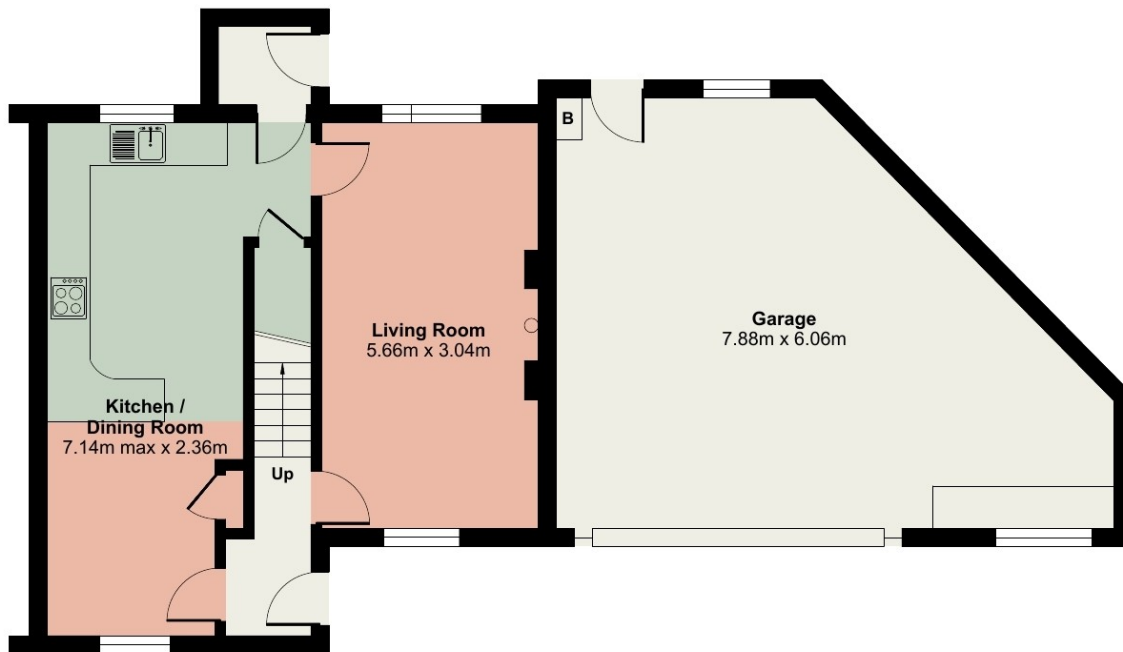
Garage = 415 sq ft / 38.5 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1279305

A thought from the owners... "The house is very spacious with fabulous views of the fells. The garden is very private and a lovely suntrap."

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 22/05/2025.

Request a Viewing Online or Call 01539 729711