



34 WEST STREET, KENDAL
£330,000



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Nestled on picturesque West Street in Kendal, this charming 3-bedroom semi-detached property offers a delightful blend of character and modern living. Spread across three floors, the house boasts lovely views over the River Kent and provides space for comfortable family living. The ground floor features a lounge, dining room, kitchen and shower/utility room. The first floor has two bedrooms and the family bathroom, a spiral staircase leads to the third bedroom. Externally there is a wonderful garden unique to this area with outbuildings, garage and parking. Situated in the heart of Kendal, this property offers easy access to local amenities, schools, and transport links. Whether you're strolling along the riverbank or exploring the nearby Lake District, this home provides an idyllic retreat. Don't miss the opportunity to make this charming property your own!

ENTRANCE

To the front of the property, a composite door with two decorative glass panes opens to the hall.

HALL

14'5 x 3'1 (4.39m x 0.94m)

The hall, with its Victorian-style tiled floor and original feature arch with corbels, has doors to the living room and dining room, a radiator, and stairs rising to the first-floor landing.

LIVING ROOM

14'11 x 10'9 (4.55m x 3.28m)

To the front of the property, the living room has a recessed fireplace housing a wood-burning stove with lintel. There is a built-in china cabinet with glazed doors, a radiator, and dual-aspect timber double-glazed windows, one of which is a bay overlooking the River Kent.

DINING ROOM

14'2 x 11'3 (4.32m x 3.43m)

This dining room, with solid oak flooring and timber panelling to the lower part of the walls, has a large recessed fireplace housing a multi-fuel stove and timber lintel. There are built-in storage cupboards to the sides, dual-aspect timber double-glazed windows overlooking the garden, and a door to the kitchen. There is a door to the understairs cupboard, which houses the Viessman boiler and electric meters.

KITCHEN

11'8 x 7'2 (3.56m x 2.18m)

A range of fitted storage units with a complementary butcher block effect worktop, a 1 1/2 bowl stainless steel sink, an integrated oven, fridge, and dishwasher, a gas hob with extractor hood, a radiator, a uPVC double-glazed door, a window to the rear garden, and a door opening to the ground floor shower room/utility room.

SHOWER ROOM/UTILITY ROOM

7'2 x 5'9 (2.18m x 1.75m)

The suite comprises a corner shower cubicle, a vanity sink with storage, and a W.C. There is chrome ladder radiator plumbing for a washing machine and a uPVC double-glazed window to the rear.

FIRST FLOOR LANDING

7'0 x 2'8 (2.13m x 0.81m)

Doors open to two bedrooms, and there is a timber double-glazed window to the side. A fire door opens to the spiral staircase to bedroom three and the bathroom.

BEDROOM ONE

13'11 x 10'0 (4.24m x 3.05m)

This double room has a radiator and two timber double-glazed windows to the front with lovely views over the river.

BEDROOM TWO

8'6 x 7'0 (2.59m x 2.13m)

This single room has a radiator and a timber double-glazed window to the rear.

BATHROOM

8'5 x 6'9 (2.57m x 2.06m)

The suite comprises a panel bath with over bath shower, a pedestal wash-hand basin, and a WC. There is a chrome ladder radiator and a timber double-glazed window to the rear.

BEDROOM THREE

16'8 x 13'9 (5.08m x 4.19m)

Located in the attic space, this room has an apex roof with two velux windows and exposed beams. There is access to under-the-eaves storage space.



EXTERNALLY

To the front of the property is a path leading to steps up to the front door, a gravel patio with mature plants, and a small rocky garden.

The rear garden is mainly paved, with a lawn with planted borders. There are two outhouses for storage with power and light, one housing the gas meter. There is an outside tap and an access gate to the off-road parking space, accessed from Park Avenue, and the detached garage.

GARAGE

16'9 x 8'2 (5.11m x 2.49m)

With double doors, power and light.

ADDITIONAL INFORMATION

Services; electric, gas, mains water and mains drainage.

Heating; Gas central heating.

Useful local links;

Local authority - <https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

Map of Kendal conservation area -

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register -

<https://planningregister.westmorlandandfurness.gov.uk>





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

DIRECTIONS

Travel out of Kendal along Milnthorpe Road and turn left onto Romney Road at the traffic lights just after Kendal College. Take the second left onto Park Avenue, continue towards South Street, and the property is located at the junction on the right-hand side.

Council Tax Band - C Westmorland & Furness Council
 EPC - Current null Potential null
 Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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