



4 Howe Bank Close, Kendal  
£250,000



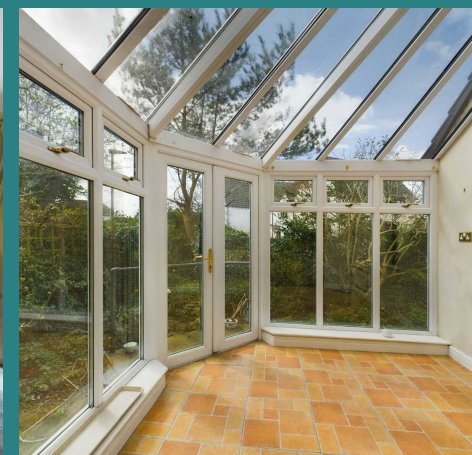
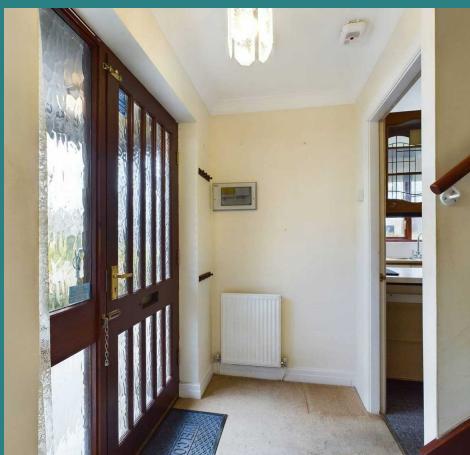


## 4 Howe Bank Close

Kendal

A lovely opportunity to acquire this three bedroom family home located in a quiet cul-de-sac position. Although in need of renovation, 4 Howe Bank offers a fantastic chance for someone to move in and design the house of their dreams with its extensive off-road parking, sizable single garage, generous ground floor accommodation along with three bedrooms and family bathroom to the first floor. The property is perfectly suited for individuals looking for the best of both worlds – urban living with easy access to the countryside – because it is located close to Oxenholme station and a short drive from the town centre and local amenities. Available with no onward chain, we would recommend a viewing to fully appreciate this property.

Travel out of town along Aynam Road, be in the left-hand lane, and continue on to Lound Road, then Burton Road, passing the Leisure Centre. At the traffic lights, be in the left hand lane, and continue straight ahead onto Oxenholme Road. Keep straight on and go through a set of traffic lights. At the roundabout, take the first exit to stay on Oxenholme Road. Take the first left onto Hayclose Road and then right onto Howe Bank Close, keeping left where the property is located on the left hand side.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### ENTRANCE

On the side of the property, the glazed entrance door with a canopy and a glazed panel to the side leads into the hall.

### HALL

6' 10" x 3' 10" (2.08m x 1.17m)

The hall has a door to the kitchen/diner, stairs rising to the first floor, and a door into the lounge.

### KITCHEN/DINER

14' 9" x 13' 4" (4.50m x 4.06m)

The kitchen/diner has a range of fitted base and wall units with a complementary worktop, a 1 1/2-bow sink, space for a cooker with an extractor fan over, space with plumbing for a washing machine, and space for a fridge. There is a wall-mounted Baxi boiler and dual-aspect windows, and there is a door to the understairs storage.

### UNDERSTAIR STORE

This is a very useful cloak/storage cupboard.

### LOUNGE

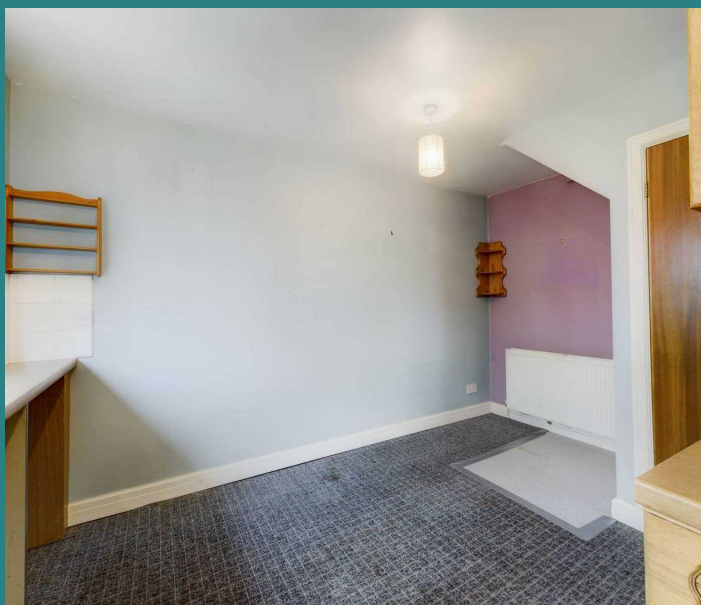
14' 9" x 10' 10" (4.50m x 3.30m)

The lounge has a marble-effect fireplace with a timber surround, a window on the front aspect, and a patio door leading into the conservatory.

### CONSERVATORY

8' 9" x 8' 7" (2.67m x 2.62m)

With a glazed roof, glazing on two sides, and a patio door to the rear garden.





### FIRST FLOOR LANDING

9' 3" x 4' 11" (2.82m x 1.50m)

Doors lead into the three bedrooms and shower room. There is an access hatch to the loft space, which has boarding and light.

### BEDROOM ONE

10' 10" x 7' 11" (3.30m x 2.41m)

This is a double room with a built-in wardrobe and access to the airing cupboard and a window on the rear aspect.

### AIRING CUPBOARD

The airing cupboard has shelving and houses the hot water cylinder.

### BEDROOM TWO

10' 2" x 7' 11" (3.10m x 2.41m)

A further double room with overbed bedroom furniture and a window on the front aspect

### BEDROOM THREE

7' 11" x 6' 5" (2.41m x 1.96m)

This is a single room with a window on the rear aspect.

### SHOWER ROOM

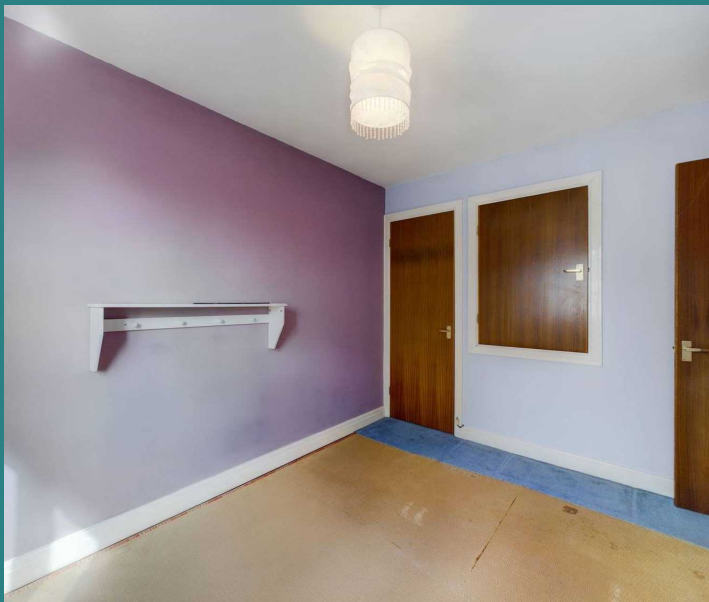
6' 6" x 5' 11" (1.98m x 1.80m)

The suite comprises a corner shower cubicle, a w.c., a pedestal washhand basin, and a bidet. There is a tiled display shelf and a window with obscure glazing on the front aspect.

### GARAGE

18' 10" x 9' 5" (5.74m x 2.87m)

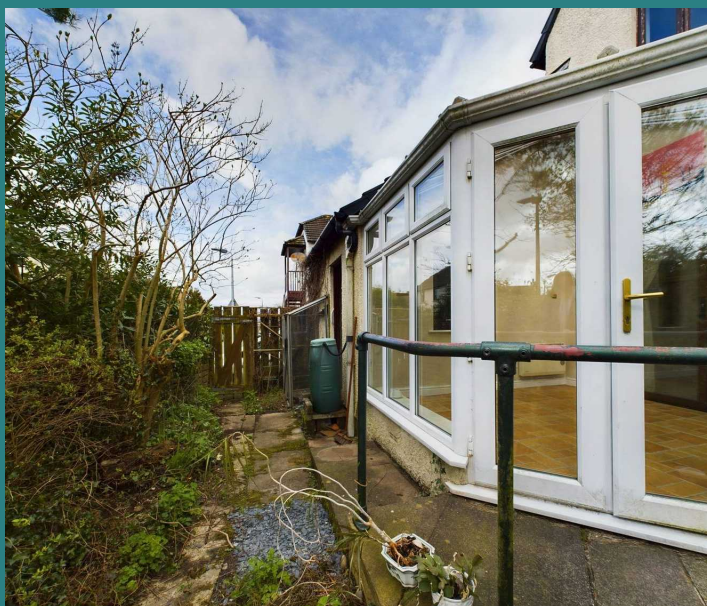
The garage has an up-and-over door, power, and light. There is a window on the side aspect

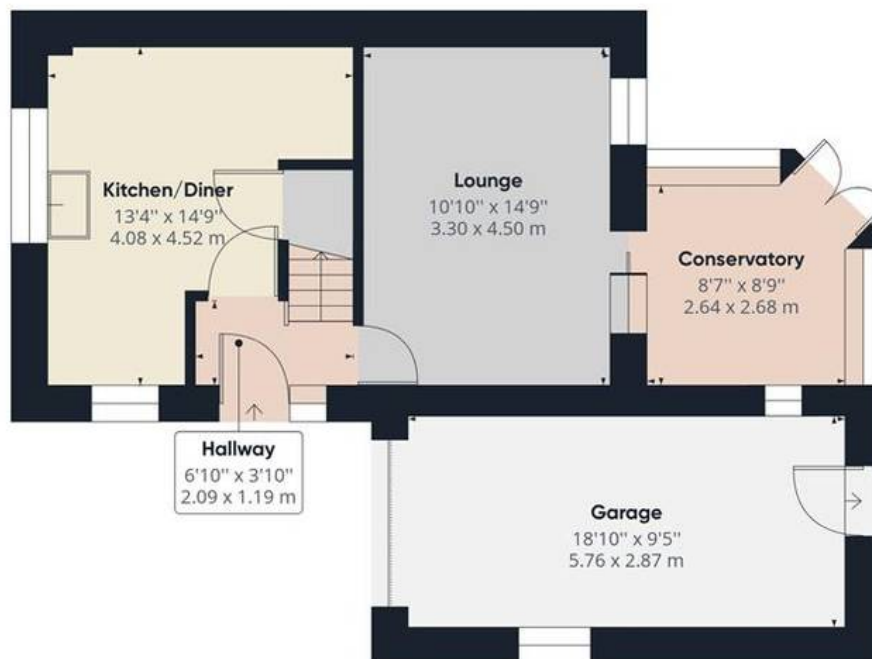


## Garden

To the front of the property is a block-paved driveway with a planted border, providing off-road parking and access to the garage. There is a lawn bordered by established plants and trees. The rear garden has a paved patio, an abundance of well-established plantings, trees, and shrubs, a greenhouse, and gated access to the side.

SERVICES: electric, gas, mains water and drainage, gas central heating, broadband (ADSL Copper wire)





**Ground Floor**

**Approximate total area<sup>(1)</sup>**

946.50 ft<sup>2</sup>

87.93 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## Arnold Greenwood Estate Agents

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