



35 Queen Katherine Street, Kendal

- Quiet cul-de-sac location near Kendal town centre
 - Modern yet characterful throughout
- Three storey accommodation with a galleried landing
- Three bedrooms and a second floor bathroom suite
 - Parking with garage to the back of the property
- End of terrace situated close to the old canal path
- Chain free, ideal for families, couples or professionals
- Open views to the side with access to the old canal path
 - Private and enclosed garden with outside W.C
 - Energy rating certificate E

£284,000

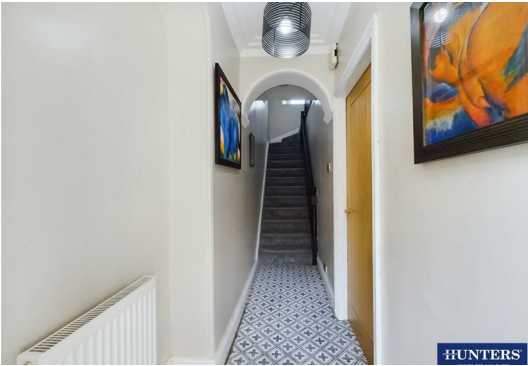
HUNTERS®
HERE TO GET *you* THERE

A traditional stone built, three bedroom end terraced property, beautifully presented and spacious accommodation arranged over three floors. The property is located at the end of Queen Katherine Street and benefits from having a great deal of privacy.

The gardens are of good size and beautifully maintained. There is an outside WC and a 16'9" x 13'8" garage with electric door, power and lighting. The accommodation briefly comprises of an entrance hall, open plan lounge/dining room and a modern fitted kitchen. To the first floor, a galleried landing, and two double bedrooms. To the second floor, double bedroom and a family bathroom. The property benefits from uPVC double glazing and gas central heating.

The property is conveniently situated for the town centre, the River Kent, Lake District National Park and within easy reach of the bus station, Kendal train station and road links to the M6.

Kendal Town, The 'Gateway' to the Lake District.






ENERGY PERFORMANCE CERTIFICATE

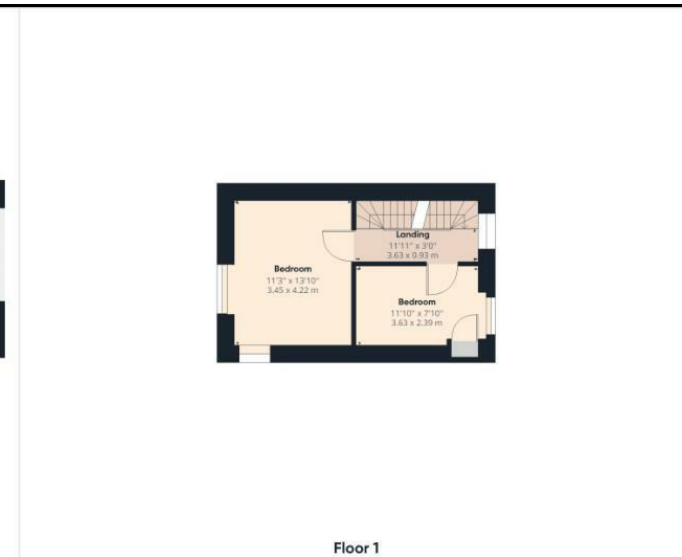
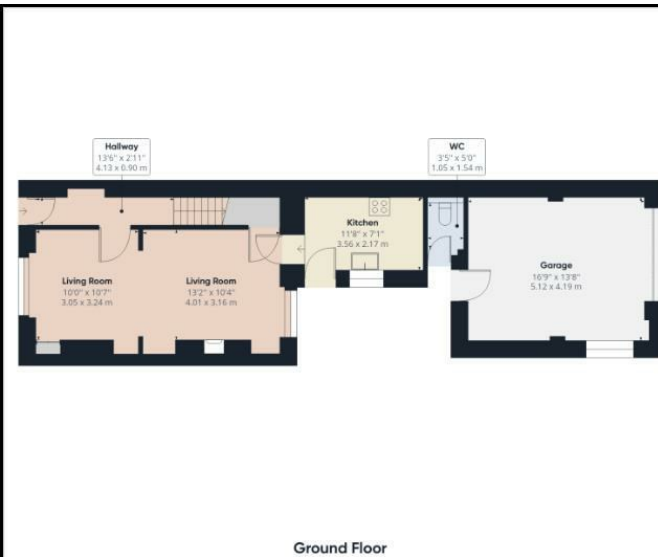
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



Approximate total area⁽¹⁾

1285.02 ft²
119.38 m²

Reduced headroom

36.20 ft²
3.36 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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