



## Hayclose Road

Kendal, LA9 7NF

Offers Over £230,000



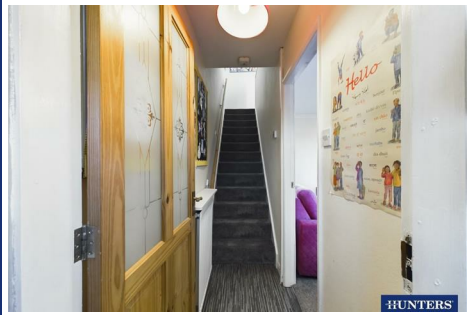
- Three bed mid Terrace
- Living Room
- Garage Immediately Behind the Property
- Gas Central Heating
- Easy Access to Town Centre

- Quiet, Safe Location
- Kitchen/Diner
- Double Glazing
- Secure Rear Yard
- Council Tax Band B

# Hayclose Road

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This is a lovely three bed mid terraced property WITH GARAGE located on the Kendal Parks Estate and being well set back from the road, making it an ideal purchase for buyers with a young family. The accommodation has been well looked after by the current owners and it comprises of; vestibule, hall, living room, kitchen/diner, and to the first floor there are three bedrooms, two of which are doubles, and a bathroom. A big benefit is the garage that sits within the curtilage of the property and has light, power and a pedestrian access door.

Further benefits include a secure rear yard, a decorative low maintenance front garden, and being set well back from the main street accessed via a long path that leads from the road. With double glazing and gas central heating, this is a great property with a viewing highly recommended.

The location is handy for the Kendal Town Centre, being just a 10 minute drive away and connections to local transport is excellent, with the West Coast rail line accessible at nearby Oxenholme Station and the M6 junction just 10 minutes away. Kendal has numerous well rated schools for children of all ages, and for further education there is the well rated Kendal College. In Kendal you will find a whole range of amenities including shops, bars, and restaurants and the town is served by a number of supermarkets.

### Vestibule

You enter the property into a vestibule, where you will find a place to hang coats and kick off shoes. A part glazed timber framed door then takes you into the hall.

### Hall

A small hall, giving access to the living room and the stairs leading to the first floor landing.

### Living Room

The living room has a large picture window looking out from the front elevation and over the neighbouring green garden spaces and onto the hills beyond. Plenty of space for a three piece suit and a television table and providing access to the kitchen/diner.

### Kitchen / Diner

The kitchen is fitted with a range of units at wall and base level and with contrasting work surfaces over. Integral appliances include an electric oven, an induction hob and extractor fan over, a stainless steel sink and drainer, and there is space and plumbing for a washing machine & a dishwasher. There is ample space for a family sized dining table, and lots of natural light pours in from the large window to the rear elevation.

### First Floor Landing

Accessed from the stairs rising from the hall and providing access to all the first floor accommodation. Also with a useful storage cupboard.

### Bedroom One

A double bedroom with a large window to the front elevation.

### Bedroom Two

A second double room, this one located to the back of the house.

### Bedroom Three

The third bedroom is a good sized single and there is a useful storage cupboard in the area above the stairs.

### Bathroom

A modern suite fitted with a three-pieces comprising of panel bath, wash-hand basin, and WC and being fully tiled. The bath has a shower over.

### Outside

The property sits well back from the road making it ideal for families with younger children. A pedestrian path leads to the front door, and you will find a low maintenance gravel and planted garden. To the rear is a good sized yard, with secure boundaries and it provides access to the garage via a pedestrian door.

### Detached Garage

The garage is bigger than a standard, measuring 6.19m x 3.67m and has a metal up and over door, light and power. A big advantage over many houses in the local area is that the garage is immediately to the rear and on the land of the property, whereas many are located away from the property in garage blocks.

### AML

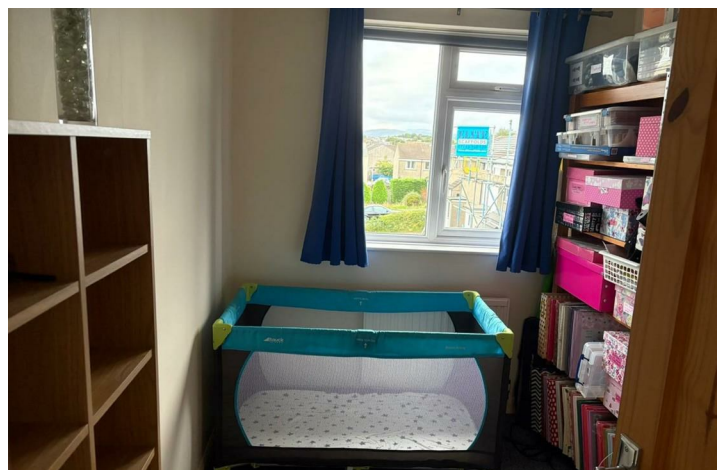
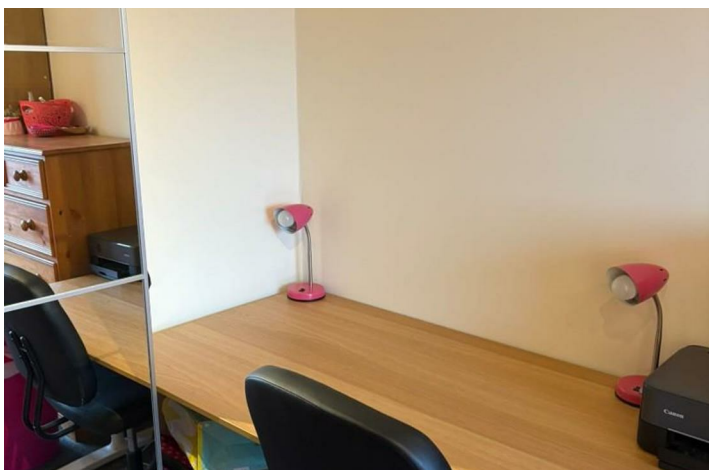
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Floorplan



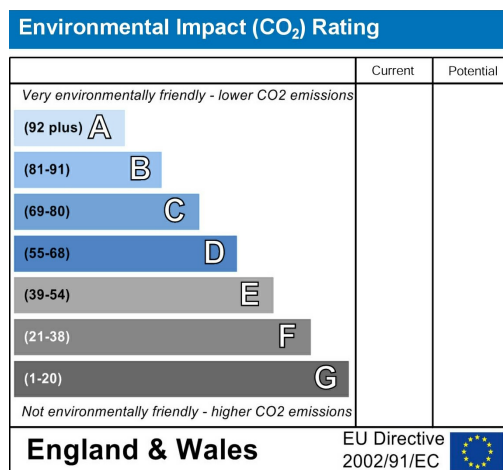
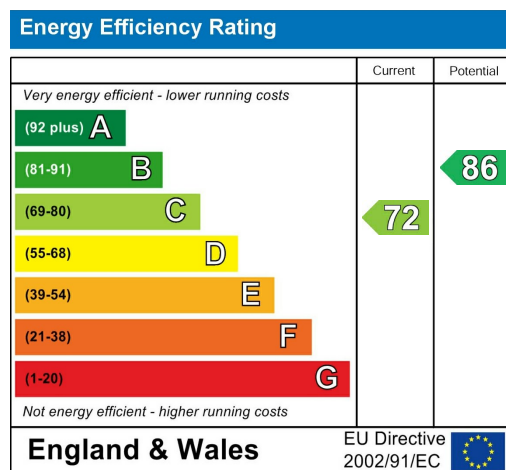








## Energy Efficiency Graph



## 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.

Road Map



Hybrid Map





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.

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