

HUNTERS[®]

HERE TO GET *you* THERE



Beezon Road

Kendal, LA9 6EQ

Guide Price £89,000



Council Tax: A



22 Kentgate Place Beezon Road

Kendal, LA9 6EQ

Guide Price £89,000



Entrance Hall

Upon entering the property, you are warmly welcomed by a beautifully designed hallway, featuring the property's secure intercom entry system. To the left, there is a built-in storage cupboard with shelving—ideal for storing coats, shoes, and household essentials.

Open Plan Living Area

To the left of the hallway, you step into a stylish open-plan kitchen and living area—an inviting space ideal for both relaxation and dining. The contemporary fitted kitchen features a range of wall and base units, an oven with electric hob and extractor fan, a stainless steel sink and drainer, an under-counter fridge, and plumbing for a washer/dryer—offering both functionality and modern design.

The spacious living area provides the perfect setting to unwind and entertain. Large windows to the front elevation allow for an abundance of natural light, creating a warm and welcoming atmosphere throughout.

Bedroom

Accessed from the hallway, the spacious double bedroom offers a peaceful retreat, ideal for rest and relaxation. A large window overlooking the front elevation fills the room with natural light, enhancing the calm and airy feel. With ample space for furnishings, you have the freedom to create a cosy and personalised sanctuary.

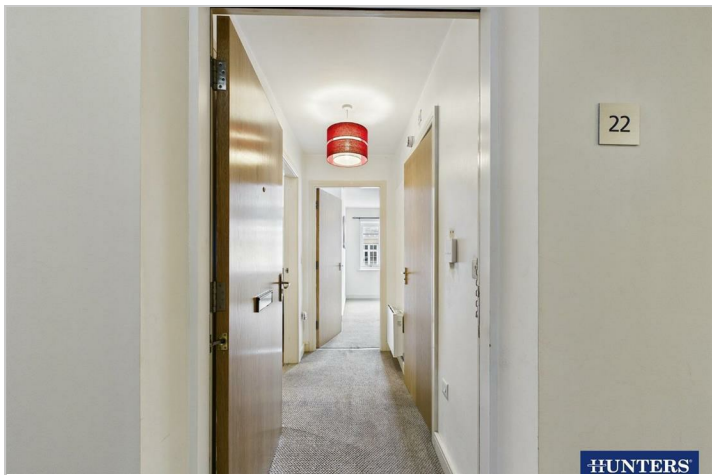
Bathroom

To the right of the hallway. A modern fitted bathroom featuring a stylish three-piece suite, including a

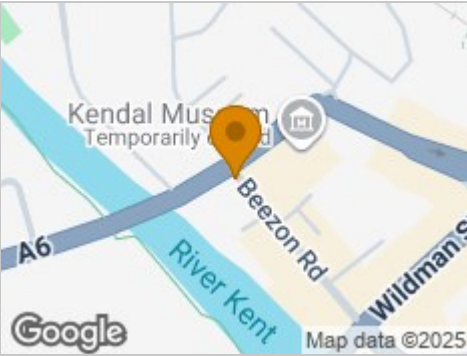
pedestal hand wash basin, a sleek bath with shower over, and a heated towel radiator for added comfort and convenience.

NB

This property is being sold at a discounted price of 53.3% market value and also has a section 106 local occupancy clause. Potential buyers need to have a local connection to the area for at least 2 years such as, living or working in the area and will need to be approved by the council for the local occupancy clause. A charge will be applicable for the application. The property can not be rented out.



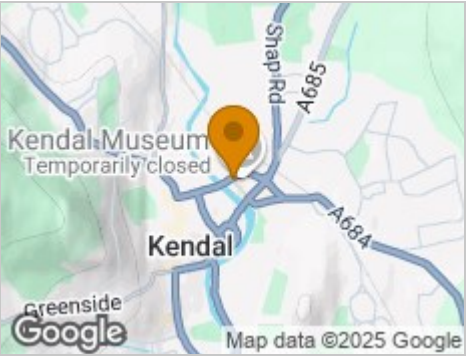
Road Map



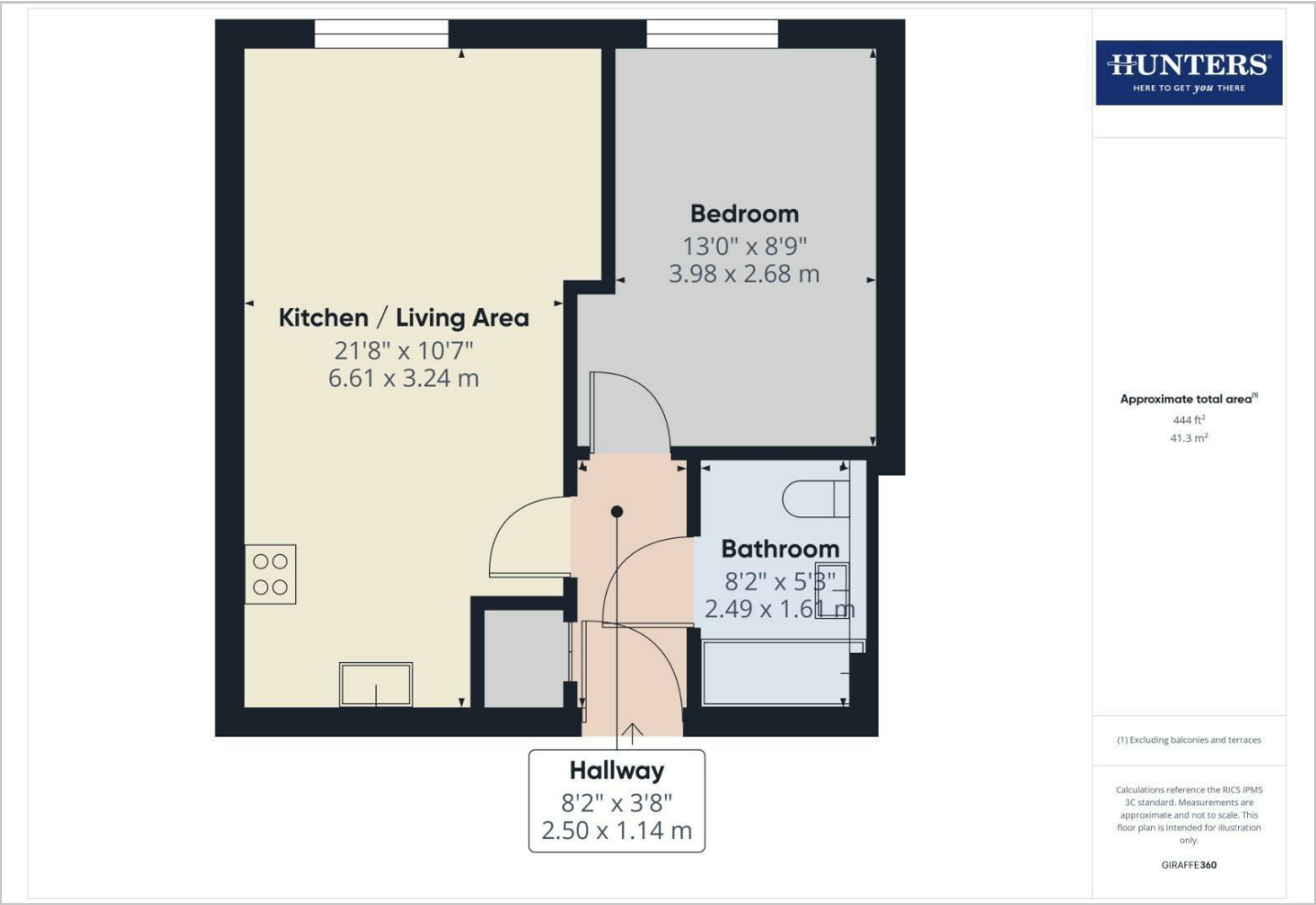
Hybrid Map



Terrain Map



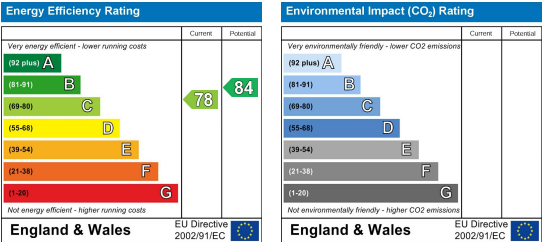
Floor Plan



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.

Energy Efficiency Graph



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.