

Kendal

£275,000

3 Yard 51 , Stramongate, Kendal, Cumbria, LA9 4BH

A well presented and versatile town house, quietly positioned within a traditional cobbled yard in a convenient and central location, close to the centre of the historic market town of Kendal, Gooseholme and the River Kent. Offering spacious and flexible accommodation arranged over three floors, the property is ideally suited to a range of buyers and is ready to move into and enjoy. The property is offered with no upward chain and early possession is available.

Entering through the front door, the spacious entrance hall has stairs leading to the first floor and access to the versatile ground floor room, which could be utilised as a bedroom, home office or hobby room to suit individual requirements. The room benefits from a window and wash hand basin.

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Quick Overview

Well presented and versatile town house

Convenient central Kendal location

Spacious accommodation arranged over three floors

Two generous double bedrooms

Third bedroom or study space

Three piece bathroom suite

Garage

Opportunity for personalisation

No upward chain!

Ultrafast broadband speed*

Property Reference: K7373



Entrance Hall



Study/Bedroom three



Dining Area



Living Area

A modern Georgian-style staircase window provides an attractive feature as you ascend to the first floor, with inset glass blocks adding further natural light to the kitchen area. The spacious open plan living and dining room provides an excellent social space, enjoying dual aspect windows overlooking the front and rear. The contemporary fitted kitchen is open to the living accommodation and comprises a range of wall and base units with complementary work surfaces, inset stainless steel sink and drainer and co-ordinating part-tiled walls. Integrated appliances include an electric oven, four-ring gas hob with stainless steel extractor hood over, fridge/freezer and dishwasher.

The second floor landing benefits from a window, useful storage cupboard housing the wall-mounted boiler and access to the loft. There are two well proportioned double bedrooms, with one enjoying a front aspect and the other overlooking the rear.

The bathroom is fitted with a three-piece suite comprising; panel bath with shower over, wash hand basin and WC, complemented by part-tiled walls, tiled floor, heated towel rail and window.

To the front of the property is a shared traditional cobbled yard, together with an integral garage having an up-and-over door, power and lighting.

The property enjoys a particularly convenient location close to Kendal town centre, with its excellent range of shops, cafés, restaurants and everyday amenities. Gooseholme and the River Kent are also within easy reach, while the surrounding area provides excellent access to the Lake District and wider South Lakeland.

An appealing opportunity to acquire a spacious and flexible town house in a highly convenient Kendal location, offering versatile accommodation, an integral garage and no onward chain. Early viewing is highly recommended.



Living Area



Fitted Kitchen



Bedroom One



Bedroom Two



Bathroom



Bathroom

Accomodation with approximate dimensions:
Ground Floor
Entrance Hall

Study/bedroom three
6' 11" x 11' 5" (2.11m x 3.50m)

First Floor
Landing

Open plan living area
22' 0" x 11' 7" (6.72m x 3.54m)
Fitted Kitchen
11' 7" x 5' 1" (3.54m x 1.57m)

Second Floor
Landing

Bedroom One
11' 2" x 11' 1" (3.42m x 3.39m)
Bedroom Two
10' 3" x 11' 5" (3.13m x 3.49m)
Bathroom

Garage: 11' 5" x 14' 7" (3.49m x 4.46m)

Parking: Garage.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy performance certifcate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///beats.moon.linen

Situated within easy walking distance of the town centre, yard 51 can be found just off Stramongate. The entrance to the cobbled yard can be found between the office of James Brearly and Stramongate House. Turn into the courtyard ("Yard 51" is on a plate on the archway) and number 3 is then on your left. Access to the garage is via a private lane off New Road just after Specialist Cars and the Quaker Tapestry meeting house.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Front Elevation



Living Area



Garage

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Meet the Team

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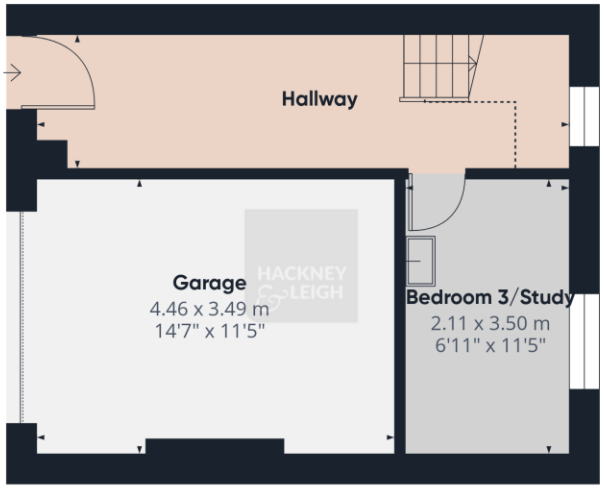


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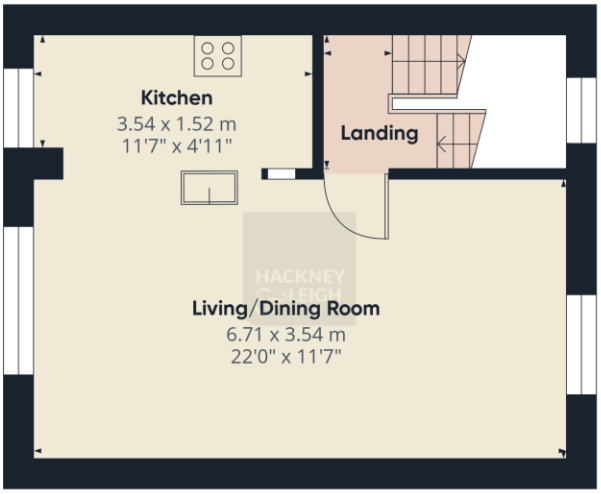


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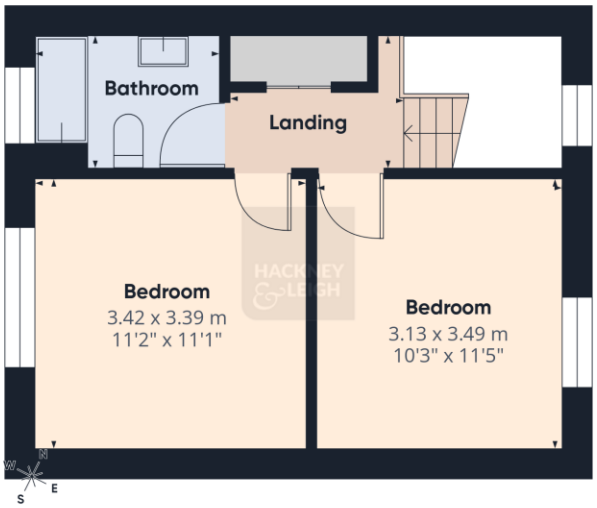
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Floor 0



Floor 1



Floor 2

Approximate total area(1)

98.9 m²

1065 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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