

14 Hayclose Road, Kendal

£220,000

Your Local Estate Agents ThomsonHaytonWinkley



14 Hayclose Road

Kendal

Tucked away within a popular cul-de-sac on Hayclose Road, this well presented semi detached true bungalow offers bright and comfortable accommodation, together with a generous enclosed garden and driveway parking. Conveniently positioned within walking distance of Oxenholme train station and close to local shopping facilities, the property also enjoys easy access to Kendal town centre.

An entrance porch leads through to the main accommodation, where the bright living room features an attractive fireplace and plenty of natural light. The separate kitchen is well presented, with a range of fitted units and integrated appliances, alongside a door providing direct access to the rear garden.

There are two bedrooms, comprising a well proportioned double and a smaller second bedroom, which is currently arranged as a home office. The accommodation is completed by a bathroom fitted with a shower over the bath.

Outside, the enclosed rear garden offers a good amount of space, with paved seating areas and a lawn, together with access around to the front. A driveway provides parking for two vehicles, complemented by a newly paved seating area to the front. Combining a convenient location, well presented interiors and manageable single storey accommodation, this is an appealing home with plenty to offer.

- Well presented semi detached true bungalow
- Situated in a popular cul-de-sac location
- Bright living room with feature fireplace
- Modern kitchen with integrated appliances
- Double bedroom
- Second bedroom, ideal for use as a study or home office
- Bathroom fitted with a shower over the bath
- Enclosed rear garden with paved seating areas and lawn
- Driveway parking for two cars and newly paved front seating area
- Within walking distance of Oxenholme train station and a supermarket with easy access into Kendal town centre

WHAT3WORDS:///blocks.grades.petal
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









PORCH
4' 5" x 4' 2" (1.35m x 1.27m)

KITCHEN
12' 10" x 6' 7" (3.90m x 2.01m)

LIVING ROOM
14' 10" x 10' 8" (4.53m x 3.25m)

HALLWAY
2' 9" x 2' 9" (0.84m x 0.83m)

BEDROOM
11' 8" x 9' 3" (3.56m x 2.81m)

BEDROOM
8' 11" x 6' 1" (2.71m x 1.85m)

BATHROOM
6' 9" x 5' 9" (2.07m x 1.74m)

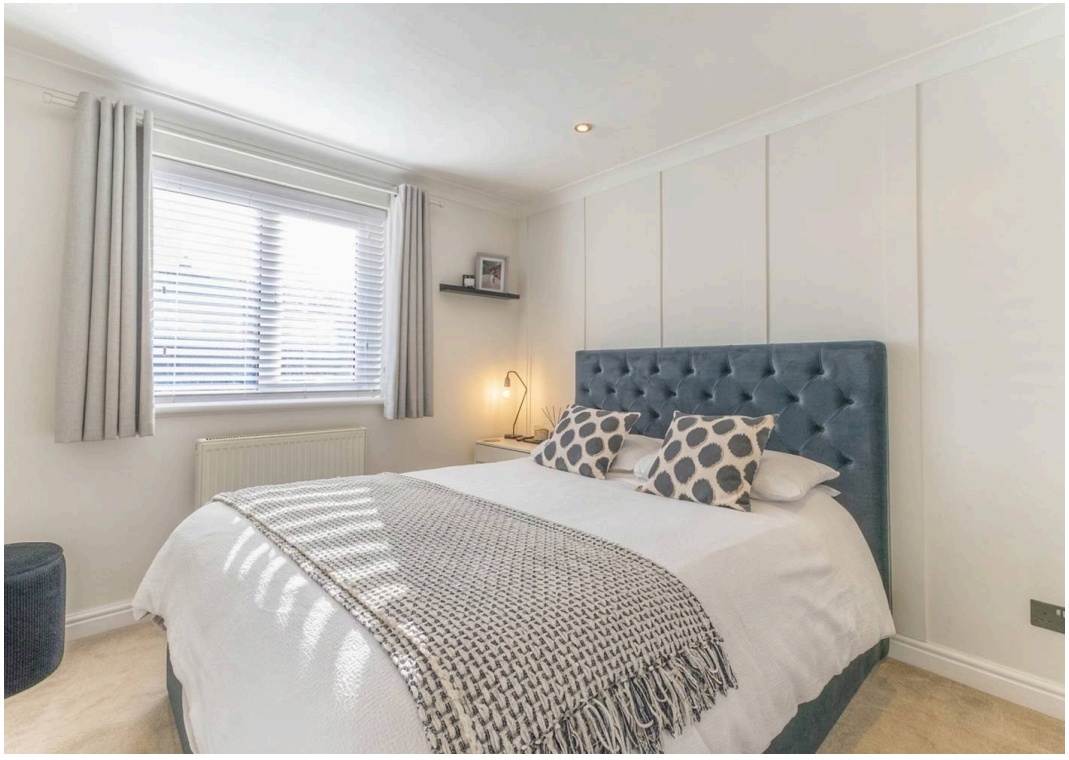
SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

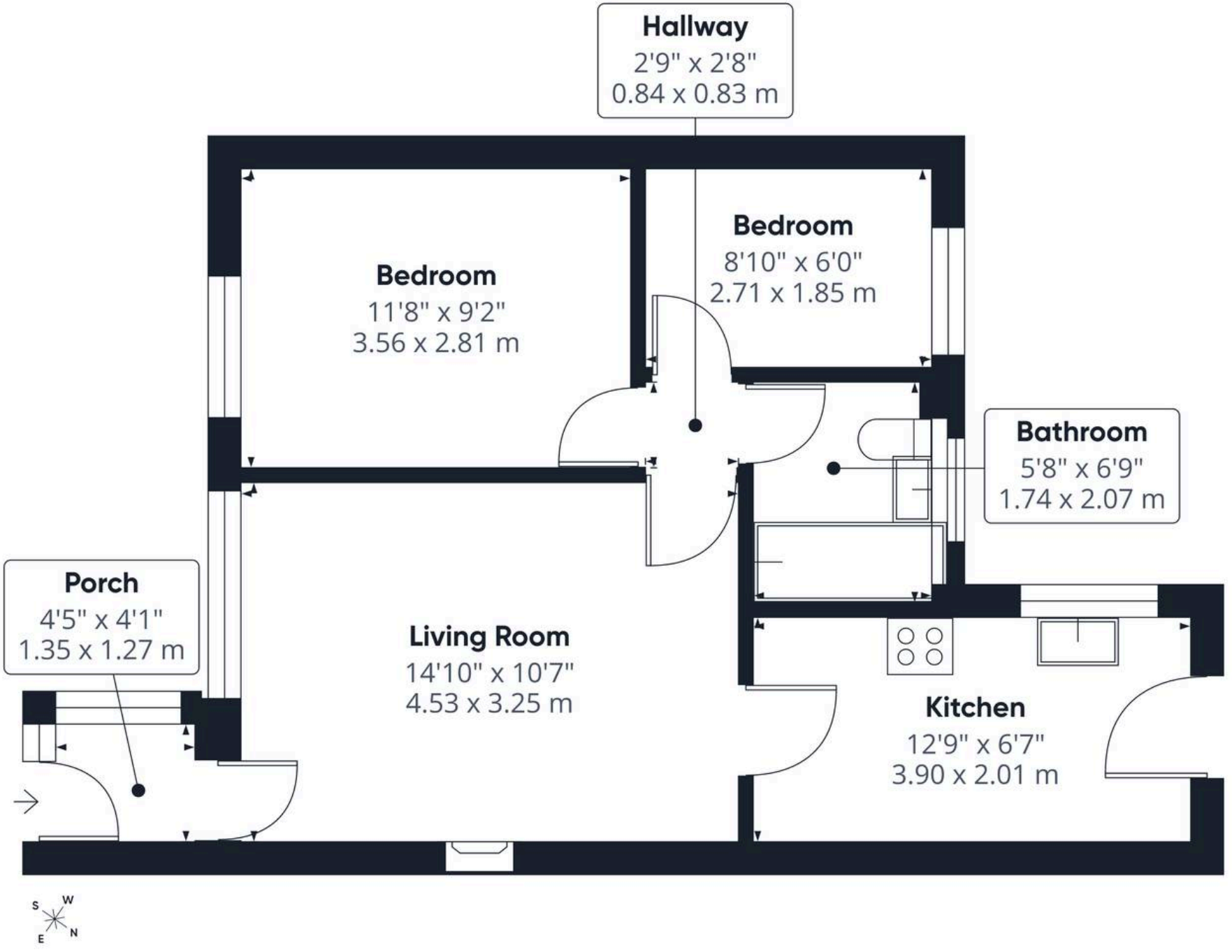
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Approximate total area(1)

478 ft²

44.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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