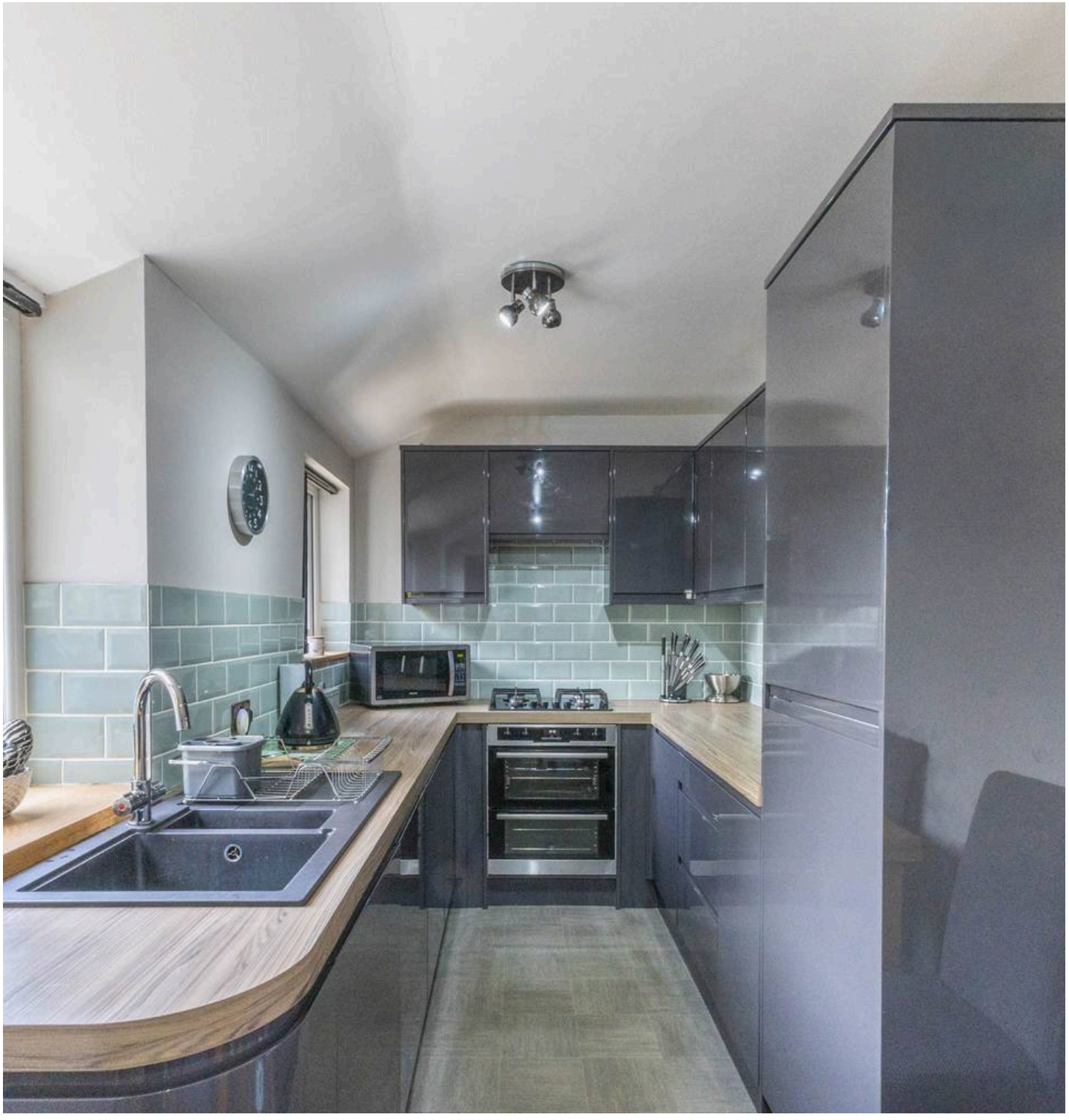


13 Queen Katherine Street, Kendal

£275,000

Your Local Estate Agents ThomsonHaytonWinkley



13 Queen Katherine Street

Kendal

Set within one of Kendal's well established residential areas, this attractive mid terrace home enjoys a highly convenient position with easy access to the town centre, a wide range of amenities, and excellent transport links including the Lake District National Park and the M6 motorway. Kendal is a vibrant and historic market town, often referred to as the gateway to the Lakes, offering a superb blend of independent shops, cafés, restaurants, and scenic surroundings, making it a fantastic place to call home.

The ground floor offers a welcoming and versatile layout with two separate reception rooms, both currently arranged as lounges. One provides a cosy setting centred around an electric fire, while the second offers a more characterful feel with an open fire, creating a warm and inviting atmosphere. To the rear, the kitchen has been updated in a modern and sleek style, offering a practical layout with space for a dining table, making it a great everyday living and entertaining space.

To the upper floors, the property continues to impress with three generous double bedrooms, each enjoying good natural light. One of the bedrooms benefits from fitted wardrobes, adding useful storage without compromising on space. The staircase is a particularly attractive feature of the home, with its wooden finish adding charm and continuity as it rises through the property. The family bathroom is a spacious four piece suite, presented in a classic style that sits comfortably in keeping with the character of the home.

Externally, the rear patio has been thoughtfully finished with attractive flagging and stone detailing, creating a low-maintenance outdoor space that is ideal for seating and relaxing. There is also a useful shed providing additional storage.

- Attractive mid terrace period home dating back to 1870s, arranged over three floors
- Modern and sleek fitted kitchen with space for a dining table
- Two separate reception rooms, both currently used as comfortable lounges
- One lounge featuring an electric fire and the other a characterful open fire
- Three generous double bedrooms with good natural light throughout
- The master bedroom benefits from fitted wardrobes
- Stylish wooden staircase adding character and continuity through the home
- Four piece family bathroom serving the accommodation
- Attractive, low-maintenance rear patio with flagged finish and stone detailing, ideal for outdoor seating
- Well-placed location offering easy access to the town centre, the Lake District, and the M6 motorway

Council Tax band: C

Tenure: Freehold

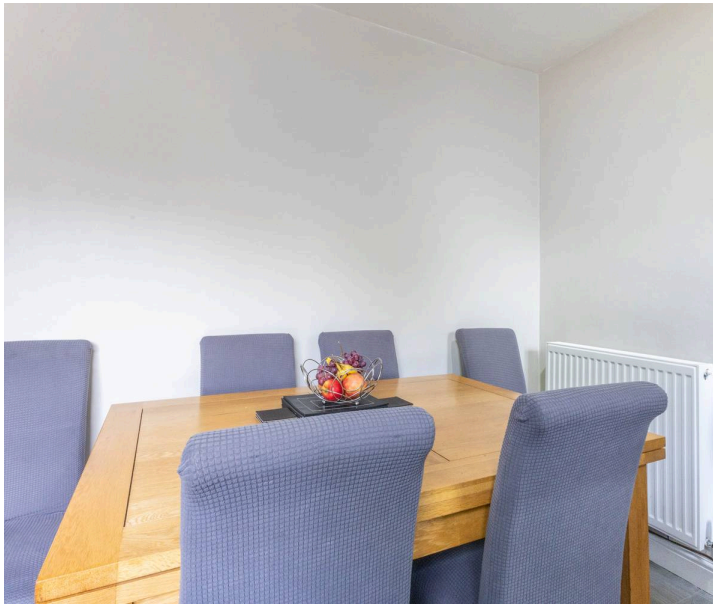
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









HALLWAY
15′ 8″ x 2′ 11″ (4.77m x 0.90m)

LIVING ROOM
11′ 11″ x 11′ 0″ (3.64m x 3.35m)

LIVING ROOM
11′ 7″ x 10′ 3″ (3.54m x 3.12m)

KITCHEN
18′ 3″ x 6′ 10″ (5.57m x 2.09m)

BEDROOM
14′ 2″ x 12′ 0″ (4.33m x 3.66m)

BEDROOM
12′ 2″ x 8′ 2″ (3.71m x 2.50m)

LANDING
9′ 3″ x 5′ 9″ (2.83m x 1.75m)

BEDROOM
14′ 4″ x 12′ 0″ (4.38m x 3.66m)

BATHROOM
9′ 2″ x 8′ 2″ (2.79m x 2.49m)

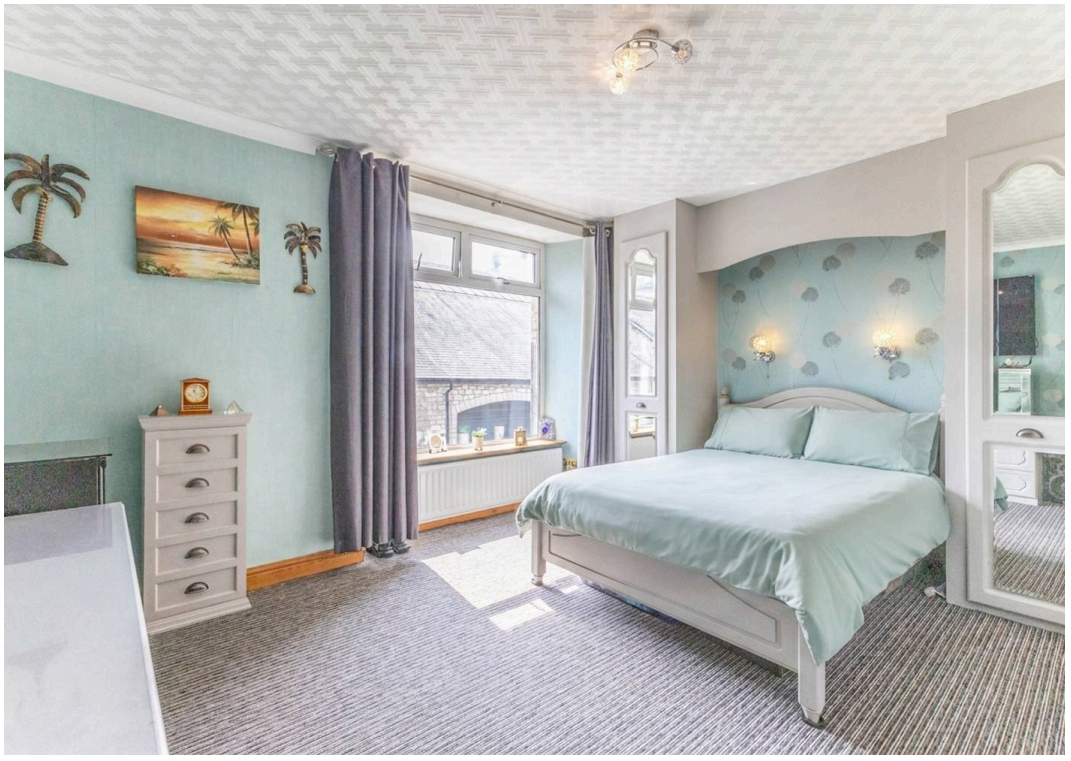
SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.













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Ground Floor



Floor 1



Floor 2

Your Local Estate Agents ThomsonHaytonWinkley

Approximate total area(1)

1084 ft²

100.6 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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