



Kendal

£275,000

85 Hayclose Crescent, Kendal, Cumbria, LA9 7NT

Situated on the popular Kendal Park Estate, this semi-detached three-bedroom home offers an excellent opportunity for first-time buyers, young families or those looking for a property to modernise and make their own. Conveniently positioned on a bus route into Kendal town centre, the property is within easy reach of Oxenholme Railway Station, Asda, Westmorland General Hospital, local schools and nearby play parks. There is also straightforward access to Junction 36 of the M6, making it well placed for commuters.

The property is entered via a useful entrance porch, providing space for coats and shoes, which leads through to the entrance hall. Stairs rise to the first floor, and a door opens into the living room.

Quick Overview

- Three-bedroom semi-detached home
- Ideal first-time buyer opportunity
- Scope to modernise and personalise
- Spacious living room with gas fire
- Fitted dining kitchen
- Gas central heating
- Driveway providing off-road parking
- Attached garage
- Front and tiered rear gardens
- Ultrafast broadband speed*



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Ultrafast



Off road parking
and garage

Property Reference: K7374



Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

The living room enjoys a front-facing aspect and features a fireplace with a coal-effect gas fire, marble hearth and inset. There is also a useful understairs storage cupboard, and a door leads through to the dining kitchen.

The dining kitchen is fitted with a range of wall and base units, incorporating a one-and-a-half-bowl sink with drainer. There is space for an oven, dishwasher and under-counter fridge, with part-tiled walls. A window overlooks the rear garden, and a door provides direct access outside.

To the first floor, the landing benefits from a window providing natural light, access to the loft space and doors leading to all three bedrooms and the bathroom. Bedroom one is a double room enjoying a front-facing aspect, while bedroom two is a further double bedroom overlooking the rear garden. Bedroom three is a single room, which could also be used as a home office or study, and benefits from a useful overstairs storage cupboard.

The bathroom comprises a three-piece suite including a panelled bath with shower over, wash hand basin and WC. Further features include part-tiled walls, a heated towel rail and a window.

Outside, the front garden is mainly laid to lawn, with a driveway providing off-road parking and leading to the garage. The garage has an up-and-over door, power and lighting, a wall-mounted boiler and a separate access door leads into the rear garden. The tiered rear garden features a patio area, with steps leading up to a lawn, providing space to enjoy the outdoors.

Offering three bedrooms, off-road parking, a garage and gardens to both the front and rear, this property presents an excellent opportunity for a new owner to update and personalise to their own taste. With gas central heating and a convenient location close to local amenities and transport links, this home is well worth a closer look. Call now to arrange your viewing!

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room

12' 4" x 12' 3" (3.77m x 3.74m)

Dining Kitchen

10' 5" x 15' 5" (3.18m x 4.71m)

First Floor

Landing

Bedroom One

12' 4" x 9' 0" (3.76m x 2.75m)

Bedroom Two

8' 11" x 9' 0" (2.74m x 2.75m)

Bedroom Three

8' 8" x 5' 10" (2.65m x 1.80m)

Bathroom

Garage

22' 3" x 9' 3" (6.80m x 2.83m)

Parking: Off road parking.

Property Information:

Tenure: Freehold.

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

Council Tax: Westmorland and Furness Council - Band C.

What3Words & Directions: ///ramp.kicked.cared

Leaving Kendal via the A65 (Burton Road), turn left at the traffic lights onto Oxenholme Road and continue straight ahead towards the Strawberry Fields development. At the roundabout, take the first exit, then turn left onto Hayclose Road. Continue for approximately 0.1 miles before turning right onto Hayclose Crescent. Take the next right and continue towards the end of the cul-de-sac, where number 85 can be found in the left-hand corner.

Viewings: Strictly by appointment with Hackney & Leigh.

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

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Agent Note: The property is currently subject to an Assured Shorthold Tenancy with the tenant requiring four months notice to vacate.



Bedroom Two



Bathroom



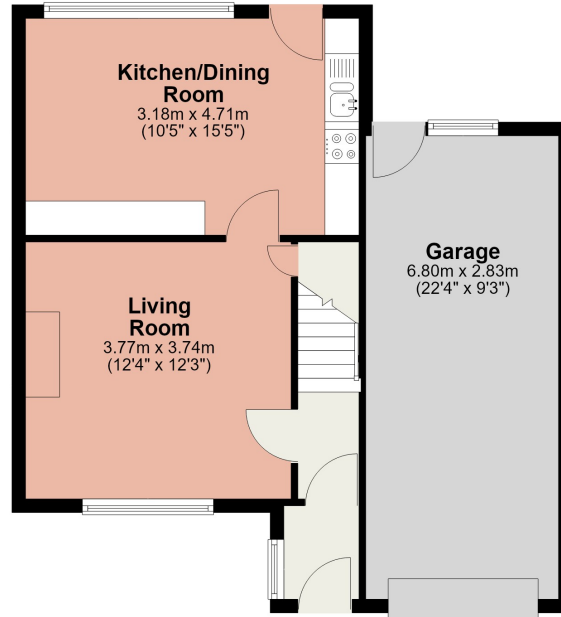
CRear Garden



Rear Garden

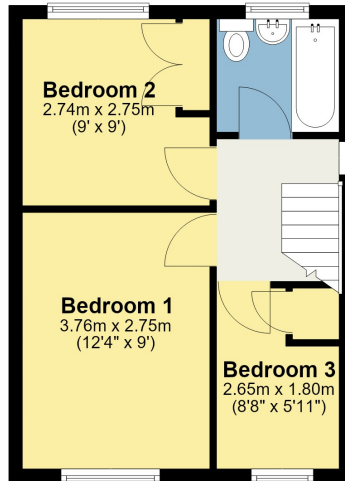
First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Ground Floor

Approx. 26.3 sq. metres (283.5 sq. feet)
(excluding unnamed room)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

85 Hayclose Road, Kendal

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