



4 Yard 12 Wildman Street, Kendal
£199,950



4 Yard 12 Wildman Street

Kendal

A well presented mid-terraced property located within the market town of Kendal. Having easy access to the local amenities, transport services, road links to both the M6 Motorway and the Lake District National Park.

Boasting functionality and convenience, this Mid Terraced 3 Bedroom House is a welcoming space perfect for both families and professionals alike. The property features a Sitting Room that looks out to the front, allowing ample natural light to filter through. The substantial Kitchen offers plenty of worktop space, ideal for meal preparations. Upstairs, three bedrooms provide comfortable living accommodations, with one room being a double. The property is further complemented by a Walk-in Wet Room, ensuring convenience and ease. With the added benefits of Double Glazing and Gas Central Heating, residents can enjoy warmth and comfort throughout the seasons. The impressive Cellar Space provides excellent storage options and also has a utility area in there as well.

To the front, there is suitable space for potted plants and some garden furniture, creating a welcoming entrance to the residence. Access to the cellar can be conveniently found at the front, providing easy storage solutions and practicality for residents. Additionally, a gravelled off-street parking area is available, ensuring a secure and convenient place for vehicles. Whether relaxing in the outdoor space or enjoying the comforts of the interior, this property offers a harmonious blend of functionality and charm, making it an ideal choice for those looking for a well-rounded living experience.

- Mid terraced property
- Sitting room with views to the front
- Substantial kitchen with plenty of worktop space
- Three bedrooms with one being a double
- Walk in Wet room
- Double glazing and gas central heating
- Impressive cellar space
- Easy access to the town centre
- Off street parking
- Road links to the M6 and Lake District National Park

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.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

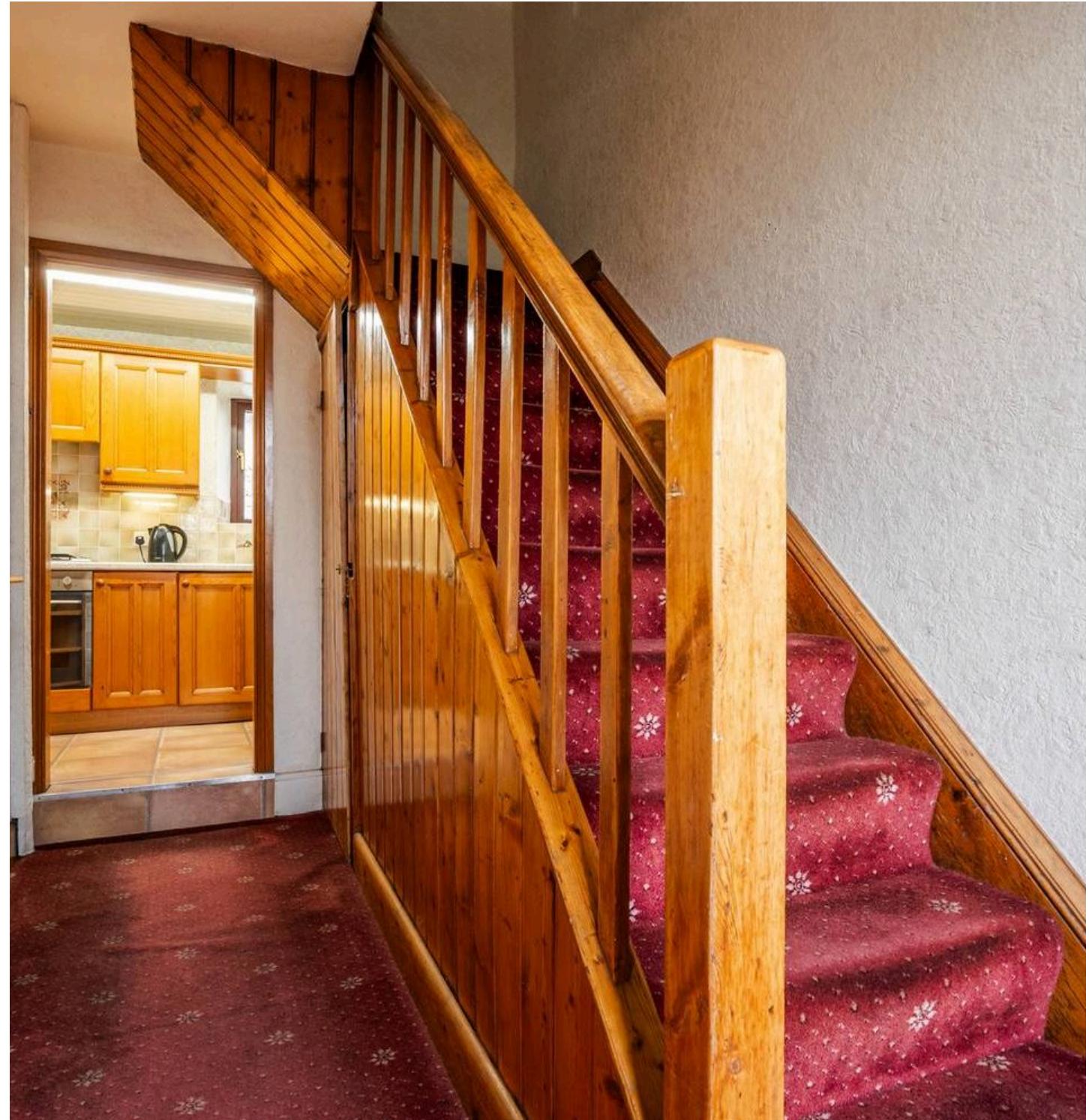
COUNCIL TAX CURRENTLY BAND B

TENURE:FREEHOLD

DIRECTIONS

Travel down Beezon road to find a right before the Kendal Exhaust building, take the right followed by a left to find number 4 on the left.

WHAT3WORDS:[:///happen.moment.chart](https://happen.moment.chart)





LOWER GROUND FLOOR
CELLAR

GROUND FLOOR

ENTRANCE HALL

12' 8" x 6' 0" (3.87m x 1.82m)

SITTING ROOM

12' 8" x 12' 2" (3.86m x 3.72m)

KITCHEN

19' 3" x 6' 6" (5.87m x 1.99m)

FIRST FLOOR

LANDING

5' 8" x 3' 2" (1.73m x 0.96m)

BEDROOM

12' 5" x 9' 10" (3.78m x 2.99m)

BEDROOM

9' 7" x 8' 11" (2.91m x 2.73m)

BEDROOM

9' 4" x 6' 3" (2.84m x 1.90m)

BATHROOM

6' 5" x 5' 9" (1.96m x 1.76m)











Floor 1



Ground Floor



Floor 1



Approximate total area^(†)

989 ft²

92 m²

Reduced headroom

44 ft²

4.1 m²

(†) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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