



13 Queen Katherine Street, Kendal
£284,000



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

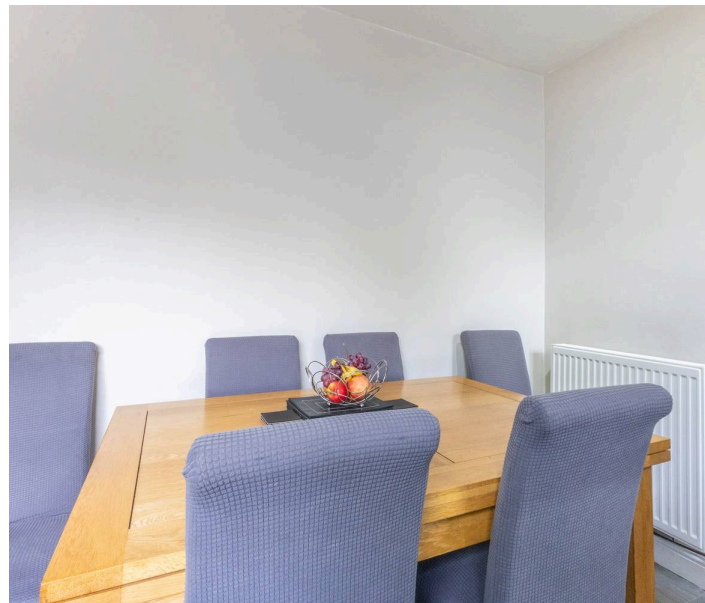
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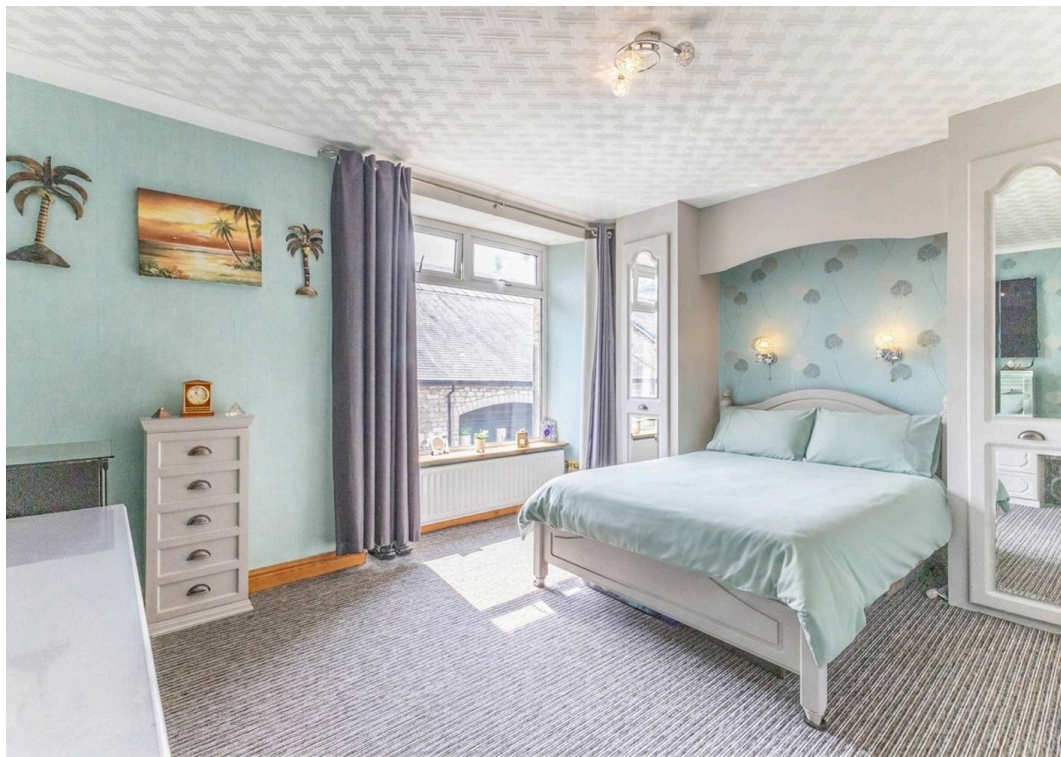
COUNCIL TAX BAND currently **Band C**

TENURE: FREEHOLD

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THW Estate Agents

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