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Parr Street

Kendal, LA9 7DH

Guide Price £325,000

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- Substantial Semi Detached Victorian Home
- Accommodation over Three Floors
- Kitchen Diner
- Balcony leads to Rear Courtyard Garden
- In need of General Modernisation
- Up to Five Bedrooms Depending on Use
- Two Recpetions
- Extension to the Rear includes a Wet Room
- Detached Garage
- Council Tax Band C

Tel: 01539 816399

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The property has been in the same family for nearly 50 years and, over that time, has been altered and extended to provide up to FIVE bedrooms, two reception rooms, a large kitchen/diner and two bathrooms. Outside, a rear balcony leads down to the courtyard garden, with a detached garage also providing useful additional space.

The property is now ready for modernisation, but this is a substantial family home with plenty of potential for the next owners to make their own and enjoy for decades to come. With approximately 150 square metres of accommodation, there is considerable scope to reconfigure and update the house to suit individual requirements.

The property also enjoys a wonderful position on Parr Street, occupying the gentle rise towards Sunnyside and offering a particularly convenient location for access to Kendal town centre.

Parr Street is an established residential street situated within easy reach of the centre of Kendal, providing a convenient base for enjoying the town's excellent range of amenities. The bustling town centre is readily accessible on foot and offers a wide selection of shops, cafés, restaurants, bars and everyday facilities, together with the historic streets and yards for which Kendal is well known.

The property is also well placed for access to Kendal's wider amenities, including local schools, leisure facilities and the railway station, which provides regular services towards Oxenholme and beyond. The surrounding area offers a good choice of recreational opportunities, while the stunning landscapes of the Lake District and Yorkshire Dales are both within easy travelling distance.

For commuters, Kendal benefits from excellent road links with the A591 providing access towards Windermere and the Lake District, while the M6 motorway at Junction 36 is readily accessible, connecting north and south.

Parr Street combines the convenience of town living with easy access to the outstanding countryside and attractions of the South Lakes.

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Vestibule
You step through a door with glazed panels and into a small vestibule.

Entrance Hall
It's then through a timber framed and part glazed door and into the entrance hall which provides access to the reception rooms and the stairs rising to the first floor.

Reception One
Located at the front of the house and with a bay window looking out to the forecourt and the front street. Currently used as a bedroom by the current owners, this will revert simply to use as a reception.

Reception Two
Bridging the gap between the front reception and the dining space, with a window to the side elevation and door leading down to the lower level.

Kitchen Diner
This area is apart extended, with the dining space sitting open plan to the kitchen and enjoying a lovely outlook from the box window to the side elevation. The kitchen is fitted with a range of units at wall and base level and has contrasting work surfaces running over. There is a four-ring gas hob, and electric oven, a stainless steel sink and drainer, and space and plumbing for a washing machine and dishwasher, and also space for a tall fridge freezer. From here you have a side door leading out to a raised deck, and to the wet room.

Wet Room
An easy access facility with a WC, pedestal wash-hand basin, and a shower.

First Floor Landing
Heading back out to the hall, you ascending the stairs rising to the first floor landing and have access to three bedrooms and a bathroom.

Bedroom One
A double bedroom with a window to the front elevation.

Bedroom Two
The second largest of the first floor bedrooms and with a window to the rear elevation.

Bedroom Three
A single bedroom with a window to the side elevation.

Bathroom
Comprising of a bath with shower over, wash-hand basin and low level WC.

Lower Level
The lower level is accessed from reception two, with stairs descending down to a hallway which in turn gives access to two separate rooms.

Lower Level Room One
The room has been put to multiple uses over the years and could be utilised as a bedroom, playroom, or home office amongst other things. There is a window to the front elevation.

Low/Level Room 1 - Enhanced
A clearer AI generated photo of the room with the years of storage removed.

Lower Level Room Two
The second room can also suit a range of uses, and could perhaps combine with the front room to create a sperate self contained space under the main house. There is a door to the rear elevation which leads out to the under croft.

Low/Level Room 2 - Enhanced
A clearer AI generated photo of the room with the years of storage removed.

Balcony
From the side door in the kitchen diner you step onto a timber balcony which could be a lovely place to sit out in sun and enjoy a morning coffee or glass of wine in the evening. Steps lead down to the courtyard garden.

Outside
The rear courtyard has a stone wall permitter to the side lane and there is a gate leading to the rear lane. A path leads up the side of the house and on the way you pass a secure workshop and an under croft storage area which has a door leading back into lower level room two.

Garage
With vehicular access from the rear lane.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

Wet Room
10'4" x 8'0"
3.17 x 2.45 m
Kitchen Diner
16'1" x 12'11"
4.92 x 3.95 m
Reception Two
10'2" x 13'10"
3.11 x 4.23 m
Hallway
3'1" x 15'0"
0.95 x 4.59 m
Reception One
10'7" x 14'5"
3.25 x 4.41 m
Entry
6'2" x 4'0"
1.89 x 1.24 m
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Approximate total area(1)
647 ft²
60.2 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.
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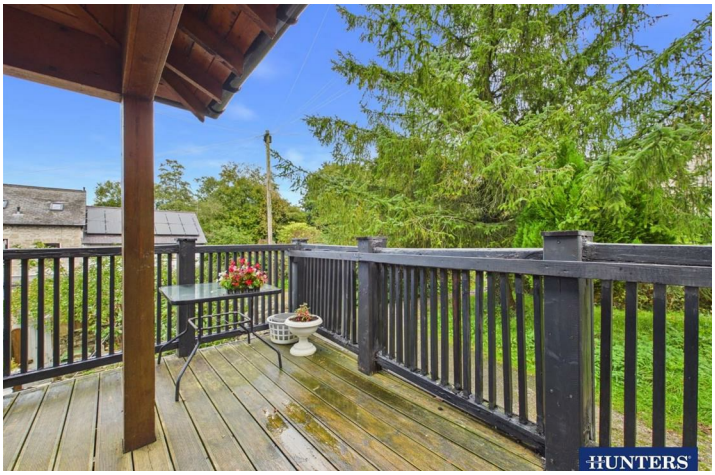
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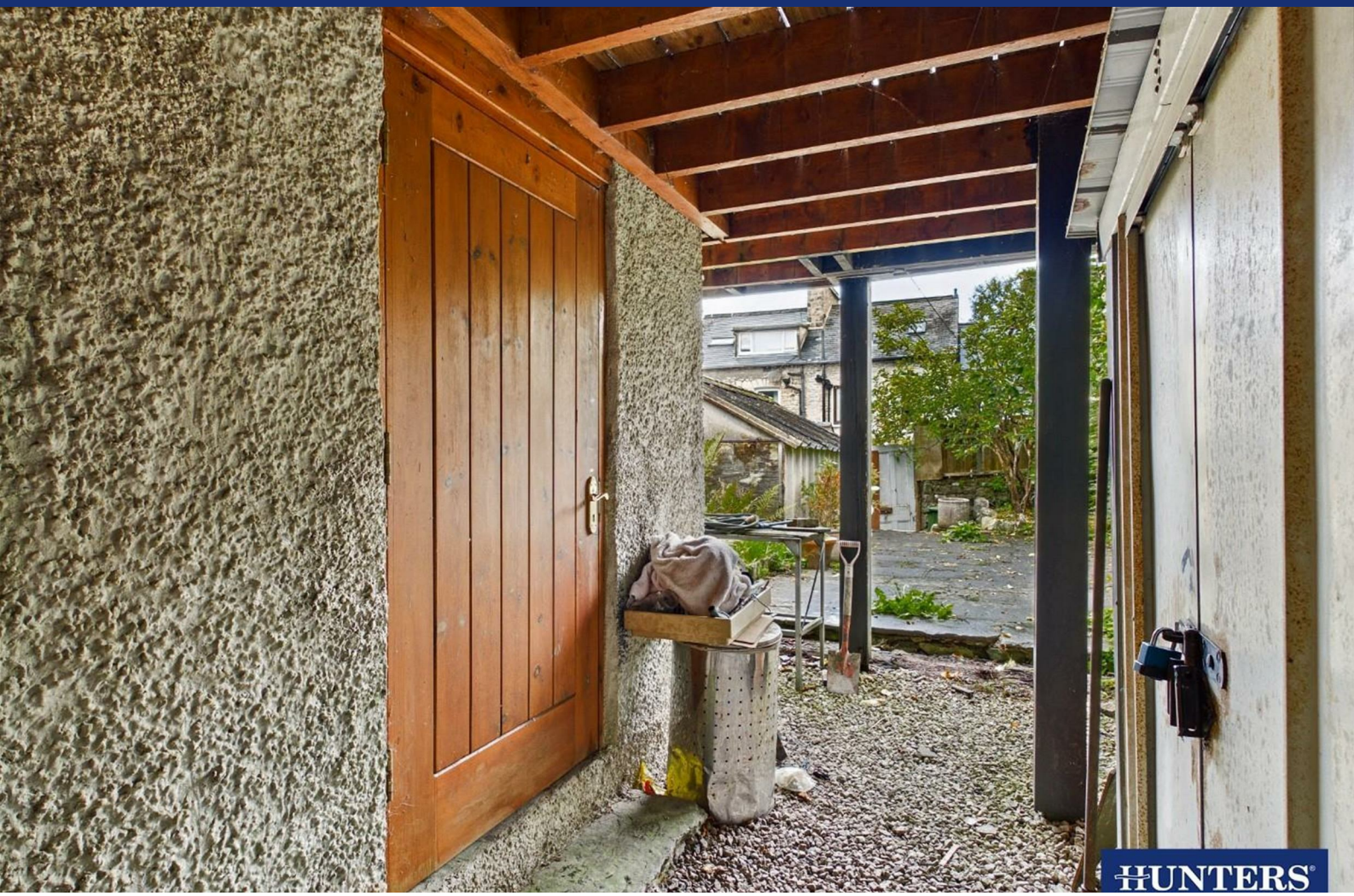
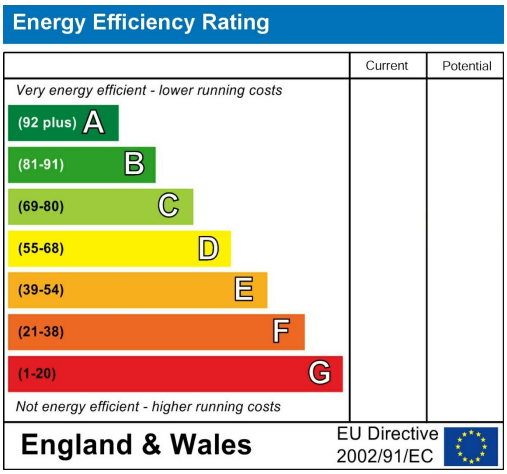
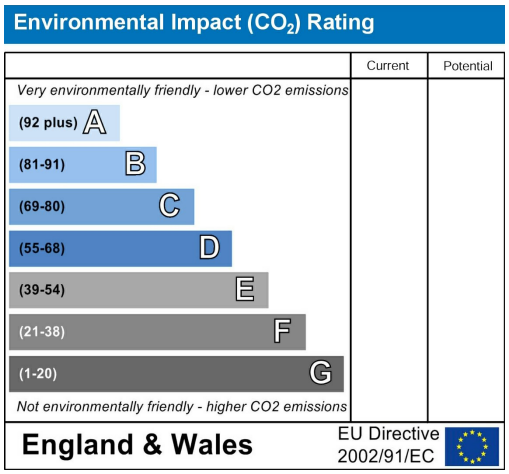


Energy Efficiency Graph

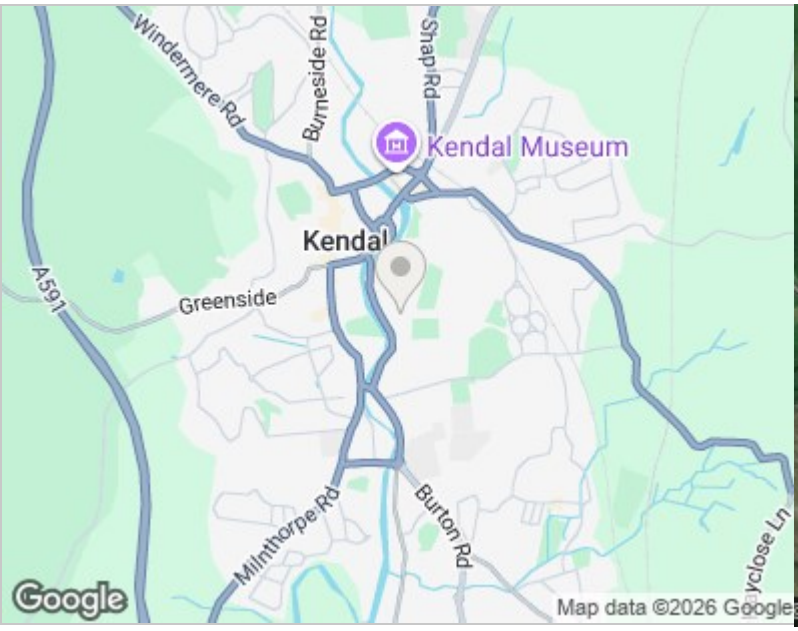




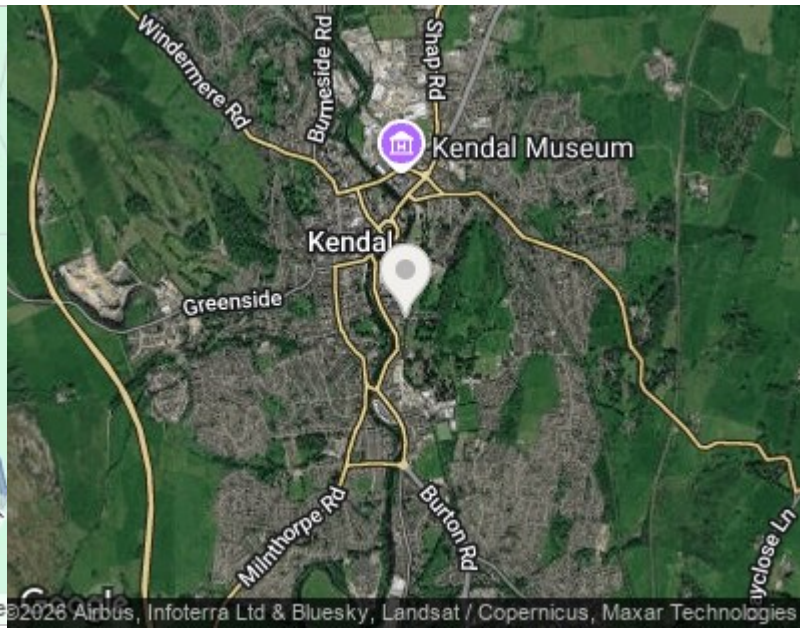
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman