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# Helme Drive

Kendal, LA9 7JB

## Guide Price £215,000

3 1 2 F

- Three Bed Semi-Detached
- Two Reception Rooms
- Renovation Style Property
- Generous Size Lawn Garden
- EPC
- Desirable Cul-De-Sac Location
- No Chain
- Detached Garage and Driveway
- Council Tax Band B

Tel: 01539 816399

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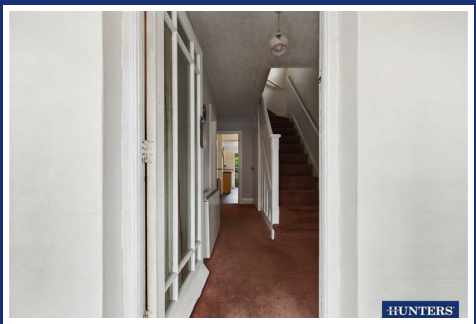


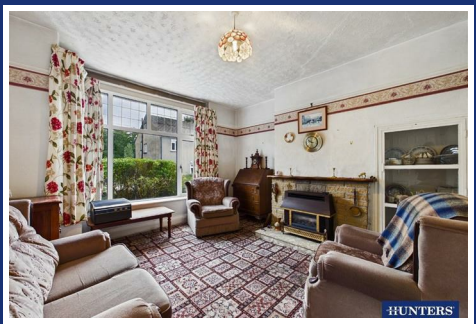

This three bed semi-detached home is well positioned in a popular area on the fringes of Kendal. A very unique story as the property has been owned by the current owners family since 1932 being passed down to other members and is offered with no onward chain. This is an excellent opportunity for buyers looking to modernise and personalise to their own taste. The accommodation comprises of a well sized sized porch, spacious and light living room, dining room, WC, fitted kitchen, three bedrooms which two are double and a wetroom. There is a detached garage and a long paved driveway capable for parking with a generous sized rear garden.

Helme Drive sits off Burton Road, and is a pretty street full of established interwar semi-detached and detached homes. making this property a desirable place to call home.

Located in a convenient and well-connected area of Kendal, the town centre is 1.5 miles away where you will find a wide range of independent shops, cafes, bars and restaurants. There are leisure facilities, healthcare services and picturesque riverside walks all within a short walk. For day-to-day shopping, residents are well served by nearby supermarket Asda supermarket on Burton Road.

The house is also well placed for local schooling, with a choice of primary and secondary education available across Kendal, including well-known secondary options such as Kirkbie Kendal School and The Queen Katherine School, as well as Kendal College for further education.

For commuters and those needing wider regional access, Kendal benefits from strong road and rail connections, with the M6 reachable within a 10 minute drive and there are rail connections in Kendal for trains to Windermere and nearby Oxenholme which sits on the main West Coast Main Line.

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## Entrance Porch
A generous sized porch leading through into the property for access to all downstairs accommodation.

## Living Room
A spacious room with coved shelving and a fireplace on hearth, large windows looking out onto the front making the room bright and airy.

## Dining Room
With space for a dining table and chairs and a large window looking out onto the rear.

## Kitchen
A fitted kitchen with wall, base and drawer units. There is space for appliances such as, washing machine, dishwasher, oven and fridge with a complimentary worktop with a built in extractor fan and a stainless sink unit with drainer.

## WC
A fitted white WC and hand wash basin with tiled walls and flooring.

## First-Floor Landing
Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

## Bedroom One
This is the largest of the bedrooms and has a window looking out onto the front elevation.

## Bedroom Two
A second double bedroom with a window looking out onto the rear.

## Bedroom Three
A smaller bedroom with space for a single bed to the front of the house with window overlooking the cul-de-sac.

## Wetroom
A wet room area with a fitted shower, white WC, pedestal white basin and fully tiled.

## Gardens
Enclosed rear garden, with a generous lawn and bordered by mature hedging, providing privacy, at the back there is a seating area and established planting. To the front of the property there is a combination of lawn, mature shrubs and planted borders. It is enclosed by traditional stone walling, with a paved pathway leading to the front entrance.

## Garage & Driveway
The fitted wooden doors open to give you access into the garage, this is useful for storing garden tools and other accessories. A Tarmac driveway with the ability for parking.

## 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

Living Room
10'9" x 12'0"
3.28 x 3.66 m
Dining Room
9'4" x 10'4"
2.87 x 3.17 m
Entry
6'5" x 3'10"
1.96 x 1.19 m
Hallway
6'0" x 13'9"
1.83 x 4.22 m
Kitchen
7'4" x 15'0"
2.25 x 4.59 m
WC
2'6" x 4'7"
0.77 x 1.41 m
Ground Floor Building 1
Bedroom One
10'9" x 12'6"
3.29 x 3.82 m
Bedroom Two
12'0" x 10'5"
3.68 x 3.19 m
Bedroom Three
7'2" x 6'9"
2.19 x 2.07 m
Landing
Bathroom
5'10" x 6'6"
1.78 x 2.00 m
Floor 1 Building 1
Garage
9'10" x 15'5"
3.00 x 4.72 m
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Approximate total area(1)
1003 ft²
93.1 m²
Reduced headroom
3 ft²
0.3 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.
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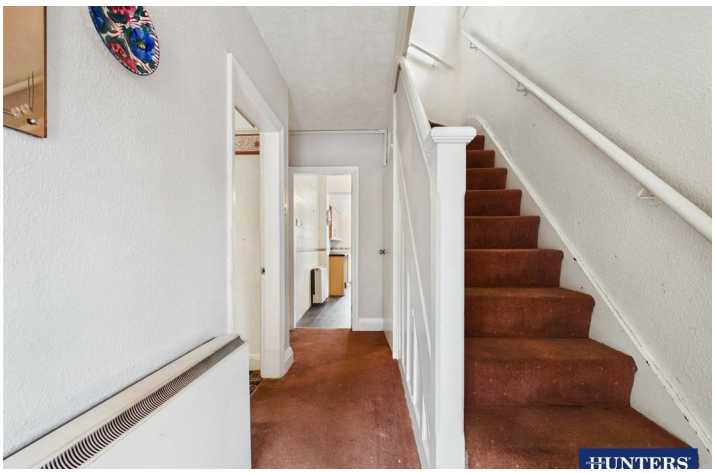

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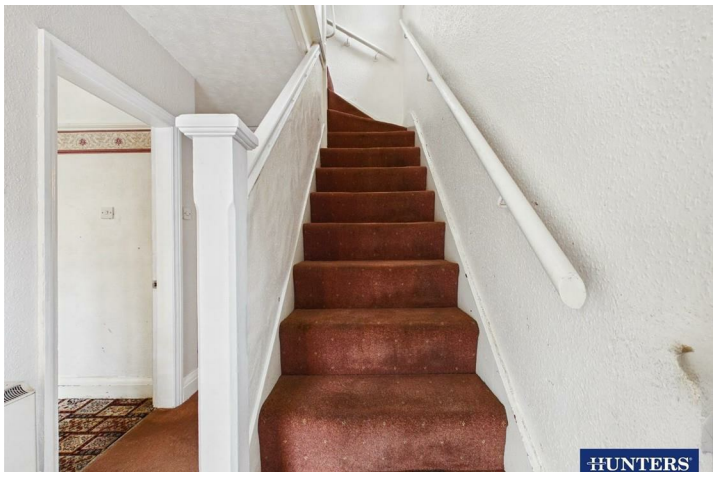
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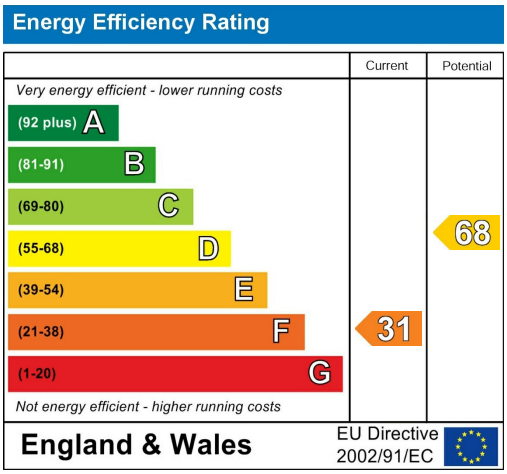
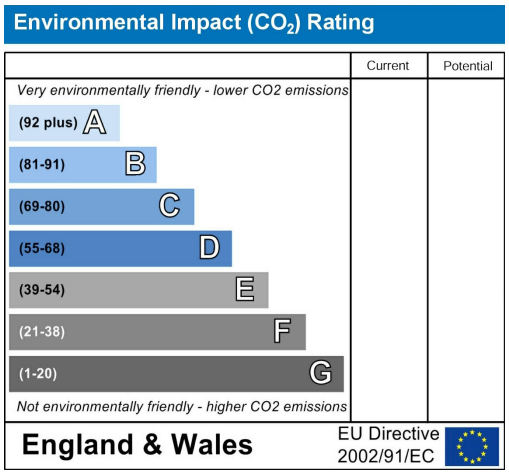
## Energy Efficiency Graph




## 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