



## Kendal

£245,000

9 Howard Street, Kendal, Cumbria, LA9 5QZ

9 Howard Street is a charming traditional stone and slate property, full of character and original features. The home offers a well-balanced living space including two reception rooms, a kitchen, two bedrooms, a bathroom, a rear yard and integral garage. Situated in a quiet cul-de-sac to the south of Kendal, the property is within walking distance of local shops, amenities and the River Kent. With no upward chain, this is a fantastic opportunity for a new owner to personalise and modernise the home.

Entering through the front door, the entrance hall features character archways, a ceiling rose and picture rail. With access to the living areas and stairs leading to the first floor.

### Quick Overview

Charming traditional stone and slate home

Quiet cul-de-sac location in Kendal

Walking distance to town, amenities & River Kent

Opportunity for personalisation

Two reception rooms with character features

Two bedrooms and bathroom

Integral garage & rear yard

Gas central heating

No upward chain!

Ultrafast broadband available\*



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1



2



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Ultrafast



On street parking

Property Reference: K7244



Living Room



Dining Room



Kitchen



Bedroom One

The living room boasts a bay window with an aspect to the front. There is a feature fireplace with a tiled inset and gas fire, complemented by a wooden mantel and two fireside alcoves. Period details such as the ceiling rose, picture rail and coving add to the character of this inviting space. The dining room has a rear aspect and also benefits from a feature fireplace with tiled inset and gas fire, a fireside alcove with cupboards and a useful storage cupboard.

The kitchen is fitted with a range of wall and base units, a worktop with inset sink and drainer, co-ordinated part-tiled walls and space for a slot-in oven with stainless steel extractor. Two windows allow natural light to fill the space, which opens into a utility area featuring additional wall units, a wall-mounted gas boiler and access to the garage. The garage includes an up-and-over door, side access door, power and lighting, offering both convenience and flexibility.

Upstairs, the property offers two bedrooms and a bathroom. The principal bedroom is a double room with a front aspect, two windows, a useful cupboard with stairs leading to the loft space. The second bedroom enjoys a rear aspect and is finished with a ceiling rose and picture rail. The bathroom is fitted with a three piece suite including; a panel bath, wash hand basin and WC. Finished with part-tiled walls, a window with tiled sill and a radiator.

Outside, the property benefits from a rear yard, while the front features a flower bed with decorative stones. With its wealth of period features, character and prime location, 9 Howard Street presents a wonderful opportunity for a buyer to create their ideal home. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

14' 10" x 11' 6" (4.53m x 3.51m)

Dining Room

11' 5" x 15' 1" (3.48m x 4.62m)

Kitchen

8' 10" x 6' 11" (2.70m x 2.11m)

Utility

5' 5" x 6' 11" (1.66m x 2.11m)

First Floor

Landing

Bedroom One

11' 10" x 14' 1" (3.61m x 4.31m)

Bedroom Two

11' 5" x 6' 10" (3.48m x 2.10m)

Bathroom

Integral Garage:

17' 3" x 9' 5" (5.28m x 2.89m)

**Parking:** On street parking and garage.

**Property Information:**

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council - Band B

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

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

**What3Words & Directions:** ///same.fake.badge

Heading south out of Kendal on the A6 Milnthorpe Road, turn left at the traffic lights onto Romney Road. Take the second right onto Howard Street, where number 9 is located about halfway down the cul-de-sac on the left.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**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).



Bedroom Two



Bathroom



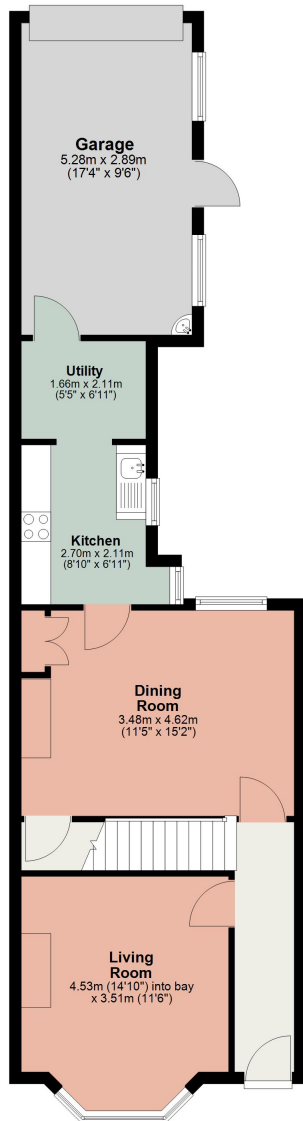
Rear Yard



Garage

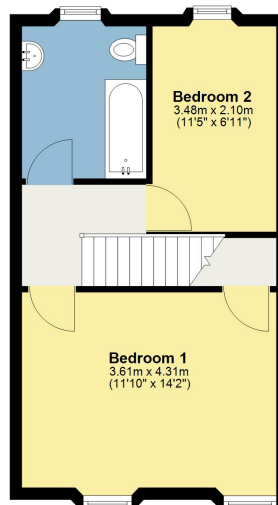
### Ground Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 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.

**9 Howard Street, Kendal**

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