



17 Howe Gardens, Kendal
£170,000



17 Howe Gardens

Kendal

Set within a well placed area of Kendal, this attractive first floor flat enjoys easy access to the town's wide range of amenities, including independent shops, cafes, restaurants and well regarded schools. Kendal is known as the gateway to the Lake District National Park, offering a perfect balance of everyday convenience and stunning surrounding countryside. Excellent transport links are close by, with the M6, regular bus routes and Oxenholme Lake District railway station all within easy reach, making it ideal for commuters and those looking to explore further afield.

The property opens into a welcoming hallway leading through to a bright and sociable open plan living space. The kitchen is fitted with a range of units and work surfaces, offering ample storage and preparation space, while seamlessly flowing into the lounge area. The living space is well proportioned, providing plenty of room for both relaxing and dining, with natural light enhancing the overall feel. There are two well sized bedrooms, both offering comfortable accommodation with flexibility for guests, a home office or additional storage. The bathroom is fitted with a practical suite, completing the internal layout.

Outside, the property benefits from a private enclosed rear garden of a good size, featuring a variety of attractive, well established shrubs that create a pleasant and leafy setting. It offers a lovely space to sit out and unwind. A single garage provides useful storage or parking.

- Well presented two bedroom first floor flat
- Fitted kitchen opening into a bright and sociable living space
- Living space with room for both seating and dining
- Two well proportioned bedrooms offering flexibility
- Bathroom fitted with a practical and functional suite
- Private enclosed rear garden of a good size, ideal for relaxing or entertaining
- Single garage providing useful storage or parking
- Gas central heating for year-round comfort
- Double glazed windows for improved efficiency and warmth
- Conveniently located for Kendal town centre amenities including shops, cafes and services

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





HALLWAY

KITCHEN / LIVING AREA

16' 3" x 9' 0" (4.96m x 2.74m)

BEDROOM

11' 3" x 9' 3" (3.44m x 2.81m)

BEDROOM

9' 0" x 8' 4" (2.75m x 2.53m)

BATHROOM

6' 10" x 5' 5" (2.08m x 1.66m)

GARAGE

19' 6" x 9' 6" (5.94m x 2.90m)

SERVICES

Mains electric, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD

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.











Your Local Estate Agents **Thomson Hayton Winkley**



Ground Floor



Floor 1



Approximate total area⁽¹⁾

609 ft²
56.6 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.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.