



ARNOLD  
GREENWOOD

11 Queen Katherine Street, Kendal

Cumbria

Guide Price £265,000



# 11 Queen Katherine Street

Kendal, Cumbria

Presenting this charming three bedroom stone-built terraced house located in a sought-after residential area.

Upon entering, you are greeted by a warm and inviting living area featuring a cosy fireplace, creating a perfect ambience for relaxation. Adjacent to this is a separate dining room, offering versatile living space that can be tailored to suit your lifestyle needs.

The modern kitchen boasts integrated appliances, making meal preparation a breeze. Built-in wardrobes in selected bedrooms provide ample storage space for your belongings.

Stepping outside, you will find a quaint rear yard, ideal for alfresco dining and soaking up the fresh air. An attached outdoor shed further enhances storage options, allowing you to keep your outdoor essentials neatly stored away.

Conveniently located near local amenities, schools, and transport links, this home offers a great blend of comfort, convenience, and style.

Do not miss the opportunity to make this delightful property your own and experience the joys of modern living in a warm and welcoming setting. Contact us today to arrange a viewing and take the first step towards securing your dream home.

















## REAR GARDEN

Quaint private yard.

### Permit

1 Parking Space

On street parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



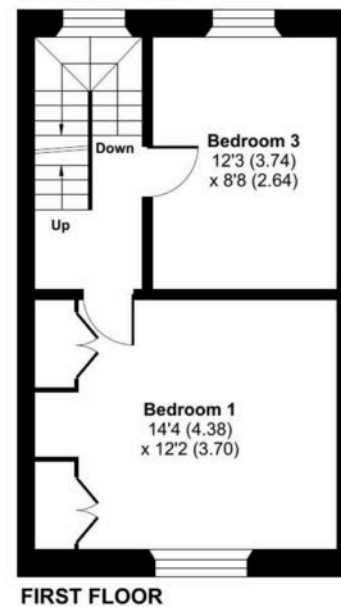
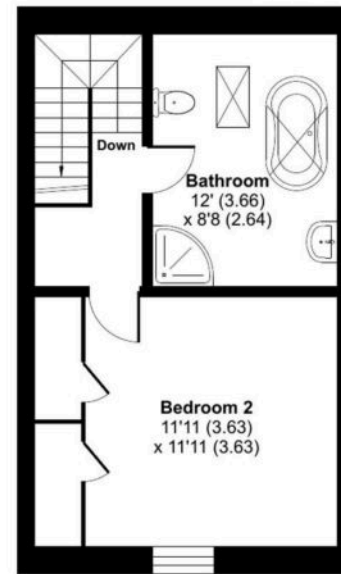
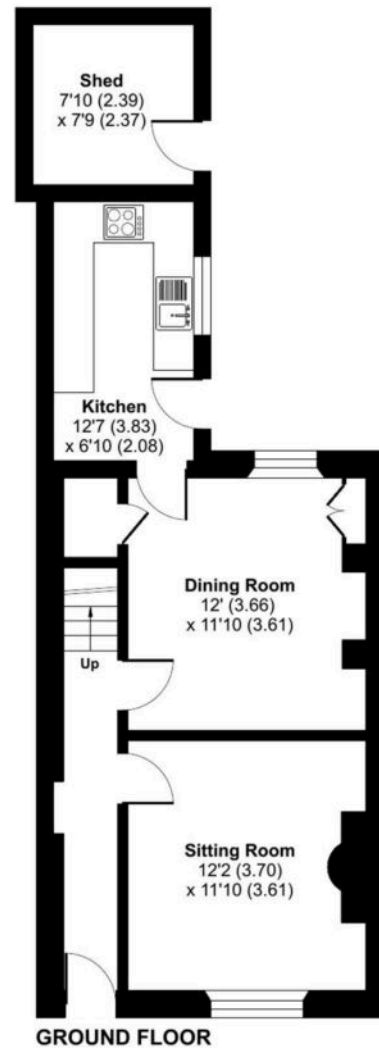
# Queen Katherine Street, Kendal, LA9

Approximate Area = 1190 sq ft / 110.5 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 1251 sq ft / 116.1 sq m

For identification only - Not to scale







## Arnold Greenwood Estate Agents

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