



Kendal

£245,000

12 Howard Street, Kendal, Cumbria, LA9 5QZ

12 Howard Street is a charming bay-fronted stone and slate terraced house situated on the southern fringe of Kendal, occupying a level and convenient position within a quiet cul-de-sac. The property offers easy access to the A591 bypass and is within walking distance of local shops, amenities and the picturesque River Kent.

The accommodation is well laid out and comprises a living room, dining kitchen, bathroom and three bedrooms, together with a rear garage/workshop and rear yard. Now ready for a new owner to modernise and personalise, the property presents an excellent opportunity to create a wonderful family home. Benefits include gas central heating and no onward chain.

Quick Overview

- Bay-fronted stone and slate terraced house
- Quiet cul-de-sac location
- Easy access to the A591 bypass
- Within walking distance of amenities
- Three bedrooms
- Four piece bathroom
- Rear Yard
- Gas central heating
- No upward chain!
- Ultrafast broadband speed*

Property Reference: K7317



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Ultrafast



On street
parking



Living Room

The front door opens into an entrance hall featuring attractive archways, with access to the living room, dining kitchen and staircase to the first floor.

The living room enjoys a pleasant front-facing bay window and features a fireplace with alcoves to either side, creating an attractive focal point.

The dining kitchen is fitted with a range of wall and base units complemented by work surfaces, an inset sink and drainer, and coordinating part-tiled walls. Integrated appliances include a Bosch oven, four-ring gas hob with concealed extractor hood and fridge, together with plumbing for a washing machine. The room also benefits from a useful understairs storage cupboard, a rear-facing window and access to the inner hall.

The inner hall provides space for coats and shoes, access to the rear yard and entry to the bathroom.

The bathroom is fitted with a four-piece suite comprising; a panelled bath, corner shower cubicle, wash hand basin and WC. Additional features include a radiator, downlighting and a window providing natural light and ventilation.

To the first floor are three bedrooms and access to the loft space. Bedroom one is a generously sized double room overlooking the front aspect, whilst bedroom two is a further double room enjoying views to the rear. Bedroom three is a single bedroom, also positioned to the rear.

Externally, the property benefits from an enclosed rear yard with access to the garage/workshop, which is equipped with power and lighting and houses the gas-fired boiler. To the front, there is a low-maintenance paved forecourt.

Combining period charm and character with excellent potential and a highly convenient location, 12 Howard Street presents a fantastic opportunity for purchasers seeking a home they can update and make their own. Early viewing is highly recommended.



Dining Kitchen



Bedroom One



Bedroom Two

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

14' 6" x 10' 4" (4.44m x 3.16m)

Dining Kitchen

11' 3" x 13' 3" (3.44m x 4.05m)

Inner Hall

Bathroom

First Floor

Landing

Bedroom One

10' 11" x 14' 2" (3.33m x 4.33m)

Bedroom Two

11' 4" x 6' 11" (3.47m x 2.11m)

Bedroom Three

8' 3" x 7' 4" (2.52m x 2.24m)

Outside store/garage

Parking: On street parking.

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: ///fled.panic.tape

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 12 is located about halfway down the cul-de-sac on the right.

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 Three



Bathroom



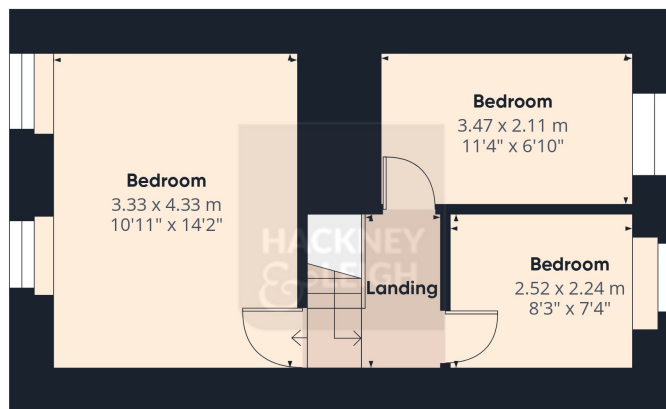
Rear Yard



Rear Views



Floor 0



Floor 1



Approximate total area⁽¹⁾
74.2 m²
799 ft²

(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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