



Kendal

£195,000

64 Rinkfield, Kendal, Cumbria , LA9 7LN

64 Rinkfield is perfectly situated to the south-east of Kendal town centre, offering a level and convenient location close to a variety of amenities. Nearby, you will find shops, a post office, schools, a doctor's surgery, the Kendal Leisure Centre and access to local bus routes. This property is an excellent choice for first-time buyers, families or those seeking a buy-to-let investment. Early viewing is highly recommended to appreciate its potential.

Upon entering the property, you step into the entrance hall, which features stairs to the first floor and a door leading into the living room. The living room enjoys a pleasant front aspect and is highlighted by a feature fireplace with an electric coal-effect fire set on a stone hearth, accompanied by two alcoves on either side. From here, a door leads into the dining kitchen.

Quick Overview

- End of terrace property
- Close to local amenities
- Two reception rooms
- Dining kitchen
- Three bedrooms
- House bathroom
- Off road parking
- Front and rear gardens
- No upward chain
- Ultrafast Broadband available



Property Reference: K6995



Living Room



Kitchen



Store/playroom



Bedroom One

The dining kitchen is a spacious and practical area with room for a table and chairs. It is fitted with a range of wall and base units, complemented by work surfaces and an inset sink and half with drainer. There is space for a slot-in oven, a fridge/freezer and plumbing for a washing machine. A rear aspect window allows for natural light and a useful understairs cupboard provides additional storage. A door from the kitchen leads to the cloakroom.

The cloakroom is a handy space for hanging coats and storing shoes. It provides access to the outside and also leads into a versatile store/playroom. This additional room offers flexibility as a home office, playroom or storage area. It features patio sliding doors to the front and houses a wall-mounted Ideal boiler.

On the first floor, the landing provides access to the loft space and an over-stairs storage cupboard, as well as the property's three bedrooms and bathroom. Bedroom one is a double room with a rear aspect, while the second bedroom is also a double and enjoys a aspect to the front. The third bedroom is a single room with a rear aspect.

The bathroom includes a three-piece suite comprising a panelled bath with a shower over, a WC and a wash hand basin. The walls are partially tiled and a window adds light and ventilation to the space.

Externally, the property includes off-road parking spaces at the front alongside a low-maintenance garden. At the rear, there is a garden area with an outhouse/wood store and a useful timber shed, providing space for outdoor activities and storage.

The property offers an excellent opportunity for the new owner to make it their own. With no upward chain, an early viewing is highly recommended to fully appreciate the potential of this home.

Accommodation (with approximate dimensions):

Ground floor

Entrance Hall

Living room

20' 10" x 13' 1" (6.36m x 4.00m)

Dining Kitchen

17' 0" x 8' 3" (5.20m x 2.53m)

Cloaksroom

Store/ Play Room

12' 5" x 12' 1" (3.80m x 3.70m)

First Floor

Landing

Bedroom One

11' 3" x 9' 2" (3.43m x 2.80m)

Bedroom Two

10' 5" x 9' 2" (3.20m x 2.80m)

Bedroom Three

7' 10" x 7' 6" (2.40m x 2.30m)

Bathroom

Parking: Off road parking for one vehicle

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.

What 3 Words & Directions: ///asleep.bravo.pays

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Viewing: Strictly by appointment with Hackney & Leigh.

A thought from the owner "This is a great house for first time buyers/young families. Don't be put off by the small garden as there is a small childrens' play park and football pitch only approximately 100 yards away. The extension is great for playing indoors on rainy days"

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Agent Note: Please note the two neighbouring has right of access through the back garden for wheely bins.



Bedroom Two



Bathroom



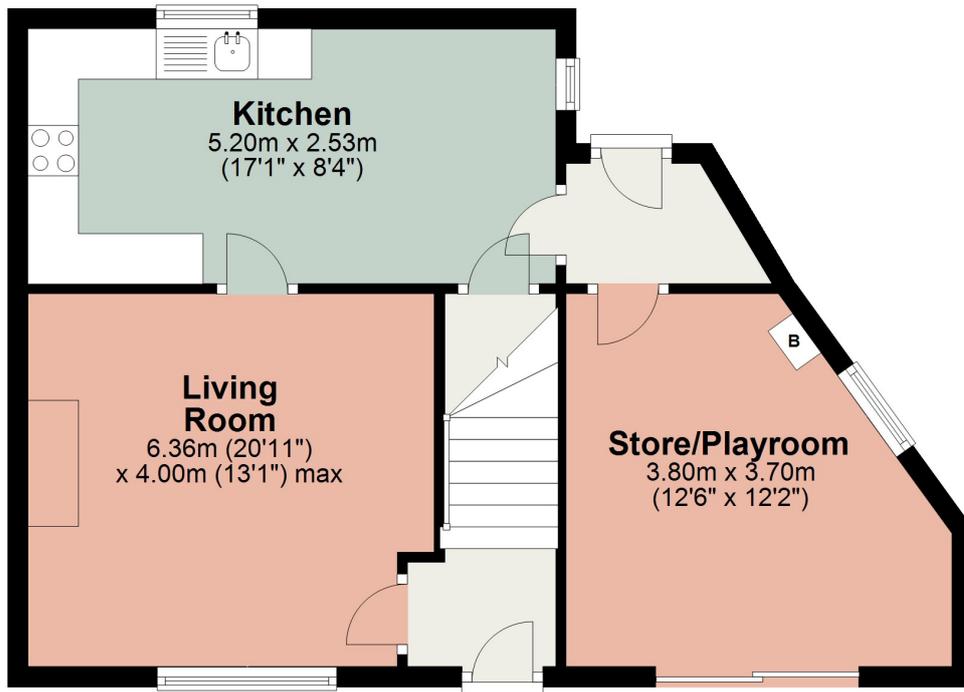
Rear garden



Exterior

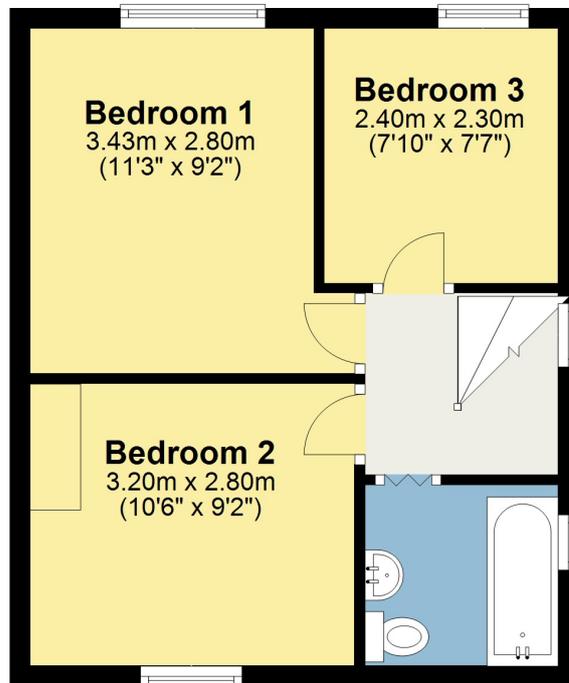
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.6 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.

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Request a Viewing Online or Call 01539 729711



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Ultrafast



Off road parking

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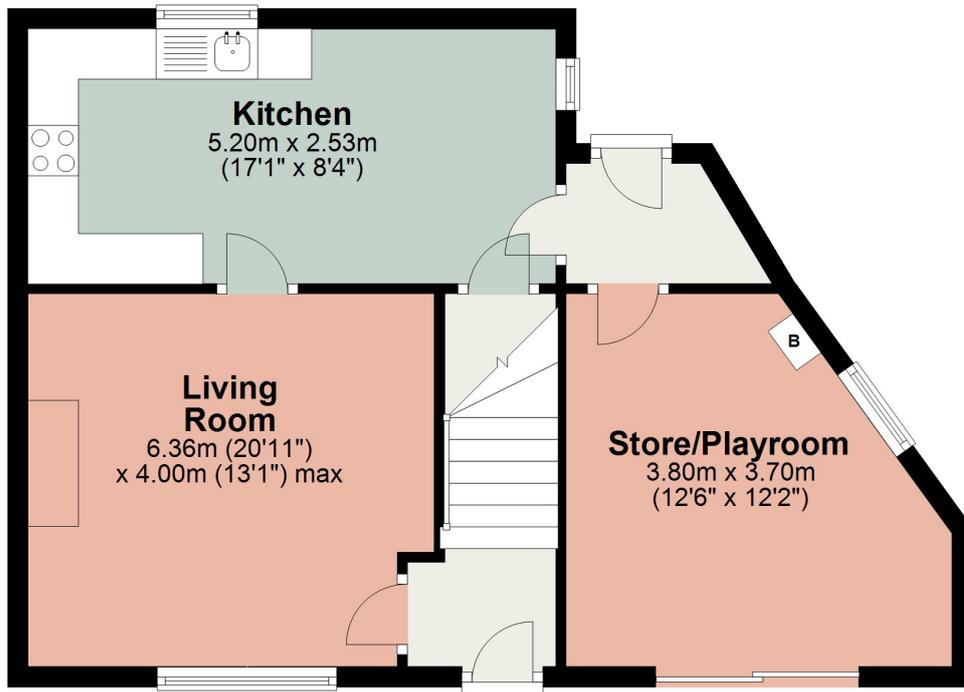
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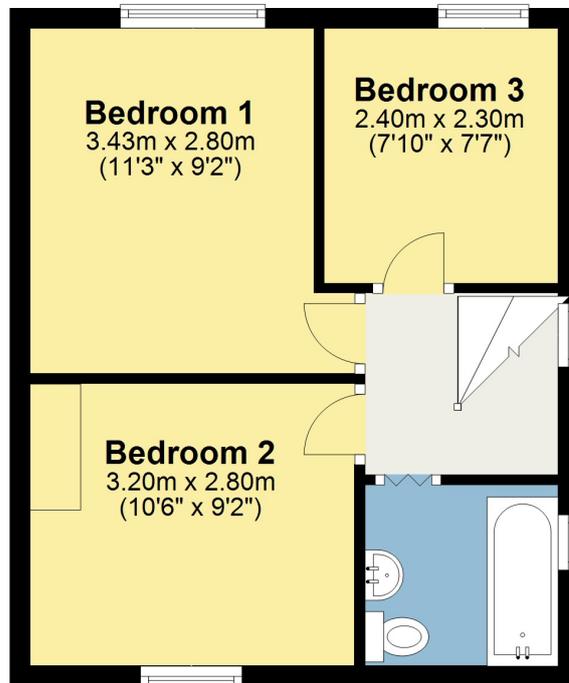
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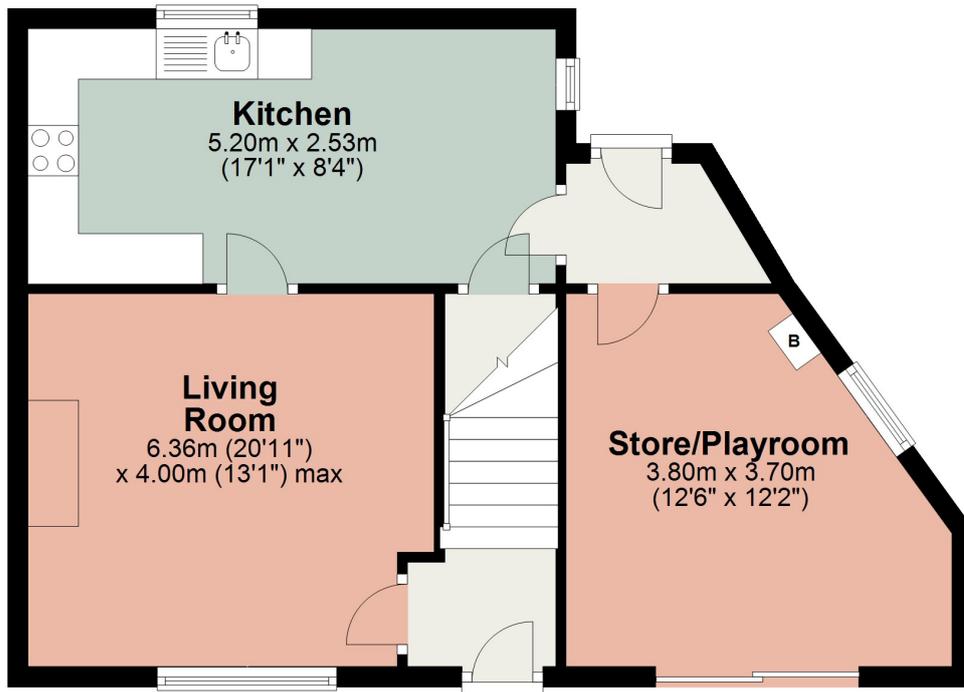
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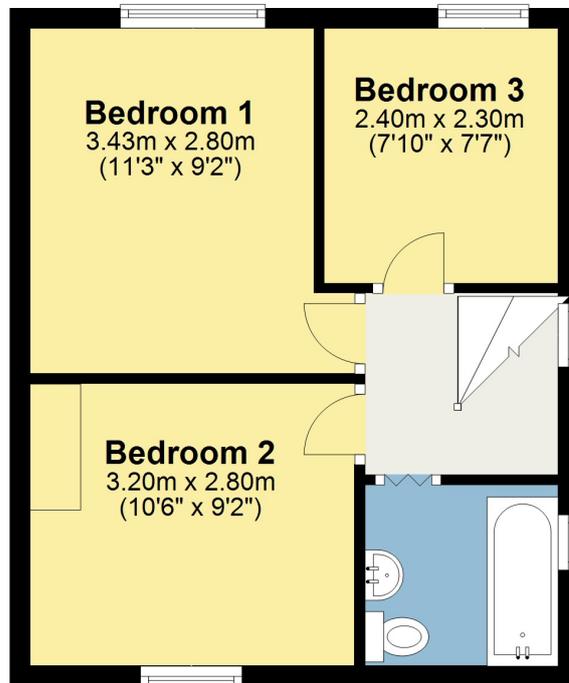
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