



Kendal

£220,000

24 Ullswater Road, Kendal, Cumbria, LA9 6LQ

24 Ullswater is situated within a sought-after residential estate in Kendal, offering convenient access to local shops, schools and public transport, with a bus stop located nearby. The property, while requiring some modernisation benefits from UPVC double glazing and gas central heating. It features two reception rooms, a fitted kitchen three bedrooms and a bathroom. Externally, there are gardens to both the front and rear along with a practical outhouse.

Early viewings recommended!

Quick Overview

- Mid terrace property
- Two reception rooms & fitted kitchen
- Three bedrooms
- Three piece bathroom
- Front and rear gardens
- Close to local amenities
- Gas central heating & UPVC double glazing
- Now in need of updating
- No upward chain
- Ultrafast broadband speed*



3



1



2



C



Ultrafast
available



On street
parking

Property Reference: K7081



Living Room



Dining Room



Kitchen



Bedroom One

Upon entering through the front door, you are welcomed into an entrance hall that includes stairs leading to the first floor and a useful under stairs cupboard.

The living room benefits from a pleasant front aspect from large window and includes a fireplace with a gas fire. The dining room enjoys a rear aspect and features a glazed doorway with matching panels that open into the living room.

The fitted kitchen is equipped with a range of wall and base units complemented by co-ordinating work surfaces and part-tiled walls. It includes an inset sink and drainer, an integrated oven with a four-ring gas hob and concealed extractor, an integrated under-counter fridge and plumbing for a washing machine. A window offers a view of the rear garden and a door provides access to the garden and another door leads into the dining room.

Ascending to the first floor, you will find three bedrooms and a bathroom, with access to the loft space.

Bedroom one is a double room with a front aspect and includes an airing cupboard housing the hot water cylinder. Bedroom two is another double room with a rear aspect, while bedroom three is a generously sized single room with a front aspect overlooking open countryside.

The bathroom comprises a three-piece suite including; a panelled bath with a shower over, a WC and a wash hand basin. It is finished with tiled walls and a tiled floor and a window provides natural light.

Externally, the front garden features a small lawn area with a flower border and decorative stone, with steps leading to the front door. The rear garden includes a useful outhouse, a patio area and two lawns with a path leading to the bottom of the garden, bordered by mature flowers.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 11' 10" x 11' 9" (3.63m x 3.60m)

Dining Room 8' 10" x 8' 9" (2.71m x 2.68m)

Fitted Kitchen 11' 11" x 8' 8" (3.64m x 2.66m)

First Floor

Landing

Bedroom One 14' 0" x 12' 0" (4.28m x 3.68m)

Bedroom Two 13' 11" x 9' 2" (4.26m x 2.81m)

Bedroom Three 8' 8" x 7' 9" (2.65m x 2.37m)

Bathroom

Parking: On Street Parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

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

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

What3Words & Directions: [///lies.movie.rival](https://www.what3words.com/#!/lies.movie.rival)

Situated in a quiet position on Sandylands overlooking open fields to the rear. The property can be found by turning onto Sandylands from the Sedbergh Road. Take the second turning right onto Peat Lane and follow the road up to the top take the right turning into Ullswater Road. Number 24 can be found on the left hand side just after the Grasmere Crescent turning.

Viewing: 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

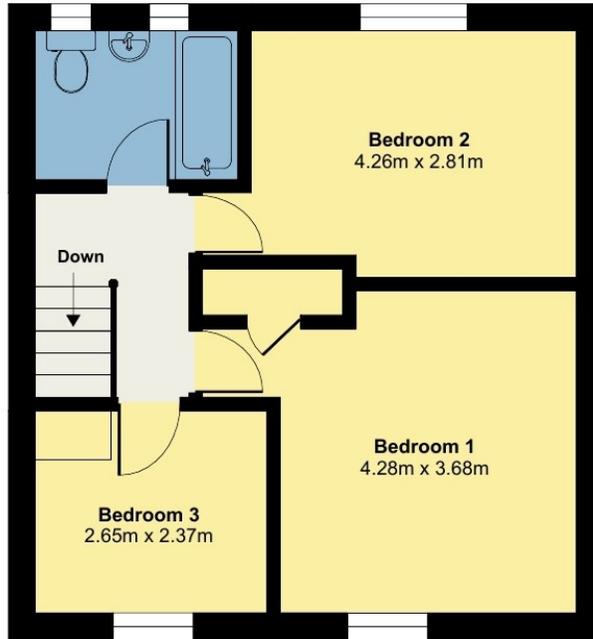
Ullswater Road, Kendal, LA9

Approximate Area = 821 sq ft / 76.3 sq m

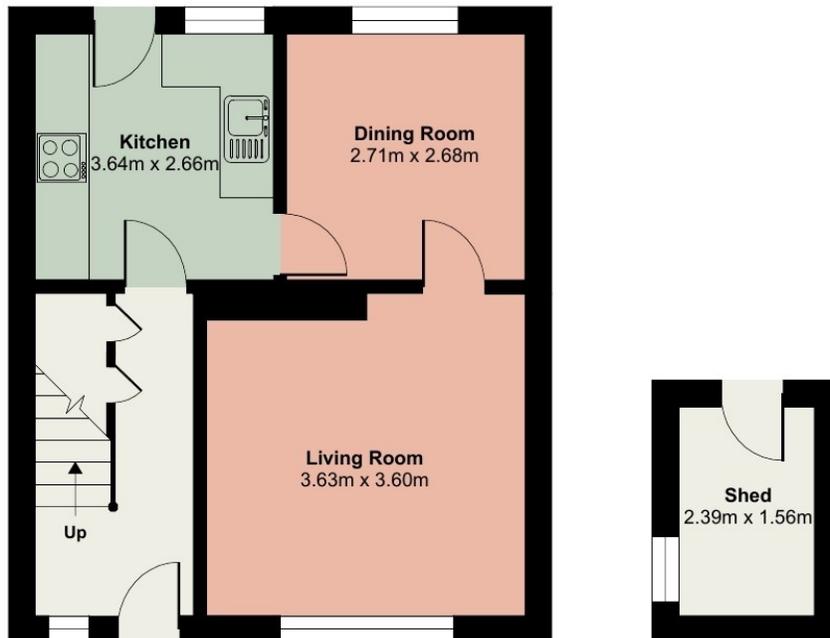
Shed = 39 sq ft / 3.6 sq m

Total = 860 sq ft / 79.9 sq m

For identification only - Not to scale



FIRST FLOOR



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/05/2025.

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