



Kendal

£205,000

9 Martindales Yard, Kendal, Cumbria , LA9 4TB

Nestled in a prime location just a stone's throw from the bustling town centre, this delightful two-bedroom, two-bathroom townhouse offers a perfect blend of convenience and comfort. This delightful accommodation includes an open plan kitchen/living area with two double bedrooms and two shower rooms.

From the moment you step into the welcoming entrance hall, you'll feel right at home in this thoughtfully designed property. Enjoy the ultimate convenience of being close to all the amenities Kendal town centre has to offer. Enjoy having restaurants, shops, bars, and amenities just steps away. Early viewing is highly recommended!

Quick Overview

Delightful mid-terraced townhouse

Two double bedrooms

Two shower rooms

Lovely fitted kitchen

Spacious living area

Kendal Train and Bus station closeby

Just a walk away from restaurants and bars

Convenient location for town centre

Garage parking

Ultrafast broadband



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Ultrafast
Broadband



Garage Parking

Property Reference: K6970



Living Room/Dining Area



Dining Area



Dining Area



Kitchen

Property Overview: This charming townhouse is not only a peaceful retreat but also offers the ultimate ease of being close to all the amenities Kendal town centre has to offer occupying a prime location in the centre of Kendal town. Enjoy having restaurants, shops, bars, and amenities just steps away. Whether it's shopping, dining, or enjoying local attractions, everything you need is within easy reach.

As you enter the property you will find hooks for your coats and space for your shoes, moving down the hall discover the first of two well-appointed double bedrooms, ideal for guests or as a home office. Adjacent is a modern shower room comprising a wc, wash basin and walk in shower, providing practicality and ease for everyday living.

Ascend the stairs to the heart of the home, where a modern kitchen integrated with a NEFF oven and 4 ring hob, extractor fan, built in fridge freezer, stainless steel sink and plumbing for a washer/dryer. With ample wall and base units. This dual aspect open-plan space has a dining area then a large seating area perfect for entertaining or simply relaxing after a long day, with ample room for both dining and lounging.

Venture further upstairs to find the spacious double bedroom that awaits. This room boasts recently added built-in wardrobes and storage cupboards, complete with integrated lighting, ensuring all your belongings are neatly tucked away. Also having built in draw units and a dressing table by local interior designer, Webb's, the addition of these adds a touch of luxury, there is also an en suite shower room comprising of a wc, wash basin and walk in shower.

Ideal for first-time buyers, downsizers, or those seeking a weekend retreat, this property is a rare find in such a sought-after location. Don't miss the opportunity to make this delightful townhouse your new home. Arrange a viewing today and experience the perfect blend of modern living and town centre convenience.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Bedroom Two 11' 6" x 6' 4" (3.51m x 1.95m)

Shower Room

First Floor:

Open Plan Kitchen/Living Room 25' 4" x 18' 6"
(7.74m x 5.64m)

Second Floor:

Bedroom One 16' 6" x 11' 8" (5.05m x 3.58m)

En Suite Shower Room

Parking: Garage parking

What3words and Location: ///angle.humid.barks

From our Kendal Office follow the road right, past Marks and Spencer, until you get to Roast Mutton Butchers Turn right and follow this road until you enter Martindales Yard. Number 9 will be found a short way on your left hand side.

Council Tax: Westmorland and Furness Band D

Tenure: Leasehold - Held on the balance of a 999 year lease from 1st April 2018

Service Charge - the current charge for 2024 is £275.00 per year. Including building insurance and ground rent.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Anti-Money Laundering Regulations (AML)

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 One



Bedroom One



Bedroom Two



Shower Room

Martindales Yard, Library Road, Kendal, LA9

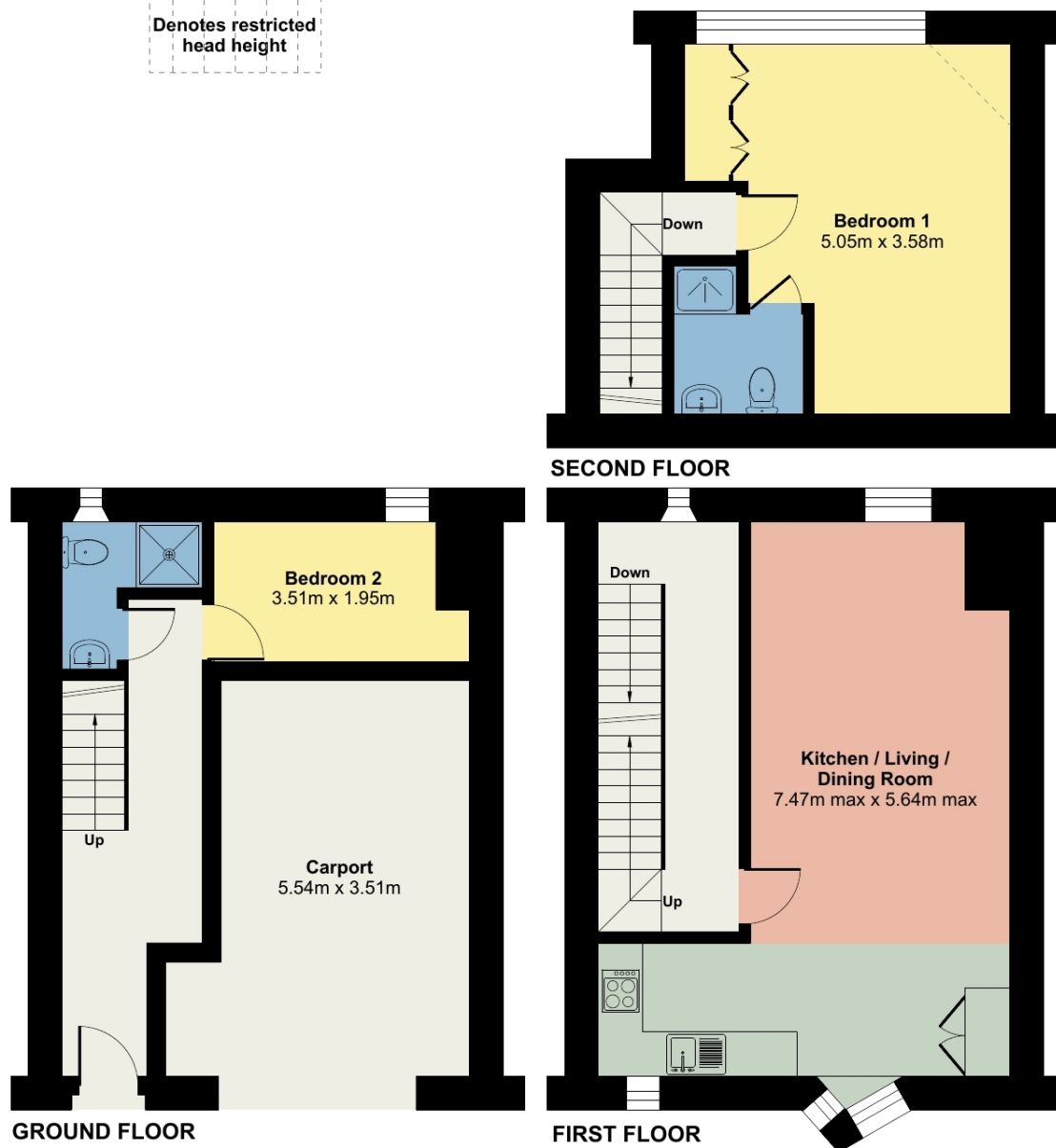
Approximate Area = 960 sq ft / 89.1 sq m (exclude carport)

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 967 sq ft / 89.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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A thought from the owners... "We've loved living here. It is bright, cosy and so convenient for absolutely everything!"

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 06/11/2024.

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