



## Kendal

£240,000

94 Hayclose Road, Kendal, Cumbria , LA9 7ND

This well presented terraced property offers an easy to manage layout that briefly comprises; entrance porch, hall, light and airy living room and fitted kitchen with French doors to the rear garden, house bathroom and three bedrooms.

Situated in a convenient location on Kendal Parks the property offers easy access to Oxenholme Mainline Railway, local schools and shops. The property benefits from UPVC double glazing and gas central heating and with no upward chain and early possession available the next step is an appointment to view.

### Quick Overview

Mid terrace property  
Living room & dining kitchen  
Three bedrooms & bathroom  
Front and rear gardens  
Convenient location  
Close to Local Transport Links  
Gas Central heating  
Double glazing  
No upward chain  
Openreach & Fibribus Broadband available in the area



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Openreach &  
Fibribus  
available



On Street  
Parking

Property Reference: K6807



Living Room



Living Room



Dining Kitchen



Rear Garden

**Location** The property is situated on the Kendal Park Estate being on the bus route into Kendal Town Centre and convenient for access to Oxenholme Railway Station, Asda and The Westmorland General Hospital.

Leaving Kendal on the A65, (Burton Road) turn left after the traffic lights onto Oxenholme Road and then left onto Kendal Parks Road. Following this road up bear right onto Hayclose Road, continue along, pass the turning for Blea Tarn Road and number 94 can then be found on your right hand side.

**Property Overview:** Situated within a popular location close to Oxenholme Train Station, this mid terrace property benefits from double glazing and gas central heating. With no upward chain and early possession available the next step is an appointment to view.

Upon entering the entrance porch, there is space for hanging everyday coats! Through into the entrance hall there is the staircase ascending to the first floor. On your right, the living room offers a picture window with an aspect to the front and an under stairs cupboard.

Into the kitchen with an aspect to the rear and French doors to the garden. Fitted with an attractive range of wall and base units with display cabinets, complementary working surfaces and inset single drainer stainless steel sink unit, co-ordinating tiled walls. Built in electric oven and four ring gas hob with stainless steel cooker hood and extractor over. Plumbing for washing machine and space for fridge freezer.

Upon reaching the landing upstairs you have access to the loft. The upper level hosts three bedrooms, with the first two double bedroom and the third being a single bedroom.

Completing the picture, the bathroom comprises a three-piece suite. This includes a panel bath, a pedestal wash hand basin, and a W.C.

NOTE: The gas fire situated in the living room has been isolated from the gas supply.



Accommodation with approximate dimensions:  
Ground Floor

Entrance Porch  
Entrance Hall

Living Room  
13' 6" x 12' 3" (4.11m x 3.73m)

Dining Kitchen  
15' 4" x 9' 3" (4.67m x 2.82m)

First Floor

Bedroom One  
13' 7" x 9' 6" (4.14m x 2.9m)

Bedroom Two  
9' 3" x 6' 4" (2.82m x 1.93m)

Bedroom Three  
8' 11" x 6' 9" (2.72m x 2.06m)

Bathroom

**Outside** The property has the benefit of a small lawned garden to the front and a sunny enclosed rear garden with large shed, paved patio, lawn and planted flower borders.

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

**Council Tax:** Westmorland and Furness Council - Band B

**Tenure:** Freehold

**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.

**What3Words:** ///shakes.gravel.middle

**Agents Note:** Please note pictures were taken before current tenant moved in. The floor in the kitchen has been updated and the colour on walls in the living room are now white.

Note: It is a legal requirement that we inform you the vendors are a relative of a staff employee of Hackney and Leigh.



Bedroom One



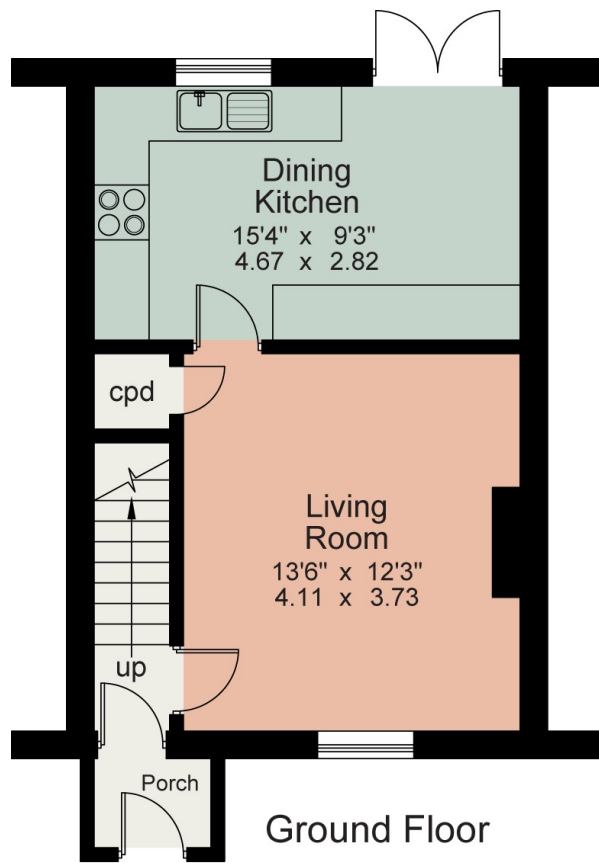
Bedroom Two



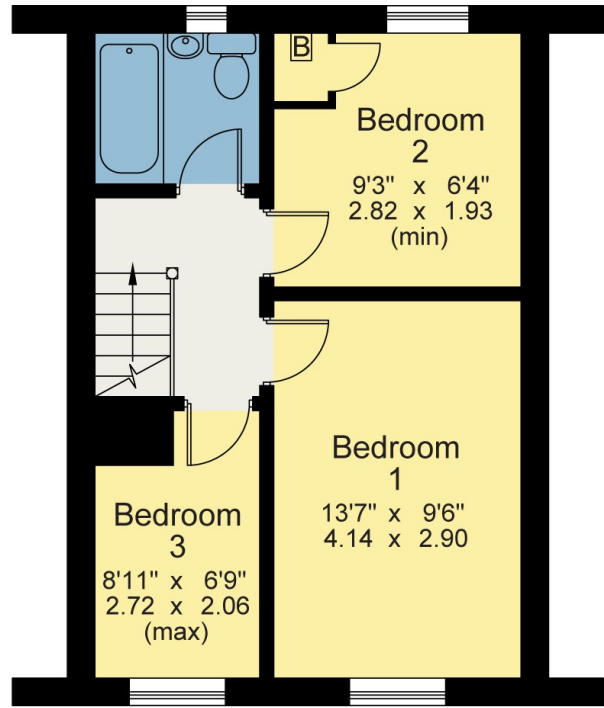
Bedroom Three



Bathroom



Ground Floor



First Floor

Approx Gross Floor Area = 746 Sq. Feet  
= 69.15 Sq. Metres

For illustrative purposes only. Not to scale.

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 14/03/2024.

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