



Kendal

£300,000

15 Valley Drive, Kendal, Cumbria , LA9 7AQ

Situated in a popular residential estate, 15 Valley Drive is a well-presented three-bedroom semi-detached home offering a blend of comfort, convenience and practicality. The property is ideally located close to local amenities, schools and excellent transport links, including the mainline railway station at Oxenholme. It is also within easy walking distance of bus routes, local shops, schools and Kendal Leisure Centre, making it a perfect choice for families or professionals.

Upon entering, the welcoming entrance hall provides access to a useful storage cupboard, stairs to the first floor and leads to the living room and dining kitchen.

Quick Overview

- Semi detached property
- Two receptions rooms & dining kitchen
- Three bedrooms
- Modern bathroom
- Off road parking & garage
- Rear garden
- Close to local amenities
- Located in sought after residential area
- Early viewing recommended!
- Ultrafast broadband



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Ultrafast
Broadband



Off Road
Parking

Property Reference: K6985



Living Room



Living Room



Conservatory



Kitchen dining area

The living room is a bright and spacious area featuring a window to the front and patio doors that open to the rear garden. A feature fireplace with an electric fire adds a cosy touch to the space.

The dining kitchen is fitted with wall and base units complemented by matching work surfaces and uplifts. It includes an inset stainless steel sink with a drainer and integrated appliances such as a built-in oven, a four-ring induction hob with an extractor and a dishwasher. The dining area, located a step down from the kitchen, connects to the conservatory and the converted garage is now transformed into a practical gym/laundry space. This unique feature adds versatility to the property, seamlessly combining modern living with convenience. A separate door leads to a dedicated storage area, complete with practical shelving for traditional garage storage needs

The conservatory offers a versatile and spacious additional living area with access to the rear garden, making it an ideal spot for relaxing or entertaining.

Upstairs, the first-floor landing leads to three bedrooms and a family bathroom. Bedrooms one and two are good-sized doubles with views of the rear garden, while the third bedroom is a single room with an aspect to the front and views to the Castle.

The bathroom is well-appointed with a three-piece suite, including a panelled bath with a shower over, a wash hand basin and a WC. Modern features include part-panelled walls, a heated towel rail, and downlights.

Outside, the property benefits from off-road parking at the front for 2 vehicles. The rear garden is thoughtfully designed, featuring a patio area with steps leading to a lawn with artificial grass, a decorative elevated rocky corner and an outside tap. This is full enclosed and secure for children and pets.

This inviting home offers excellent indoor and outdoor living spaces, combined with a convenient location that provides easy access to everything a family or professional might need. Viewing is highly recommended to appreciate all that this property has to offer.

Accommodation (with approximate dimensions):

Ground Floor

Entrance Hall

Living Room 19' 9" x 10' 9" (6.04m x 3.28m)

Kitchen 9' 9" x 8' 7" (2.99m x 2.64m)

Dining Room 8' 10" x 7' 8" (2.70m x 2.36m)

Conservatory 12' 5" x 9' 1" (3.81m x 2.78m)



Kitchen



Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Garage/gym 11' 5" x 8' 11" (3.50m x 2.73m)

Second Floor Landing

Bedroom One 12' 9" x 9' 4" (3.91m x 2.87m)

Bedroom Two 10' 2" x 9' 10" (3.11m x 3.01m)

Bedroom Three 9' 6" x 6' 9" (2.90m x 2.06m)

Bathroom

Property Information:

Parking: Off road parking for two vehicles.

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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: [///orange.pardon.names](http://orange.pardon.names)

From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road opposite K Village. Follow the road up, taking the right turning onto Valley Drive. Continue a short way along, with number 15 being found on your left hand side.

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

Anti Money 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 Three



Garage/gym



Rear garden



Rear garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

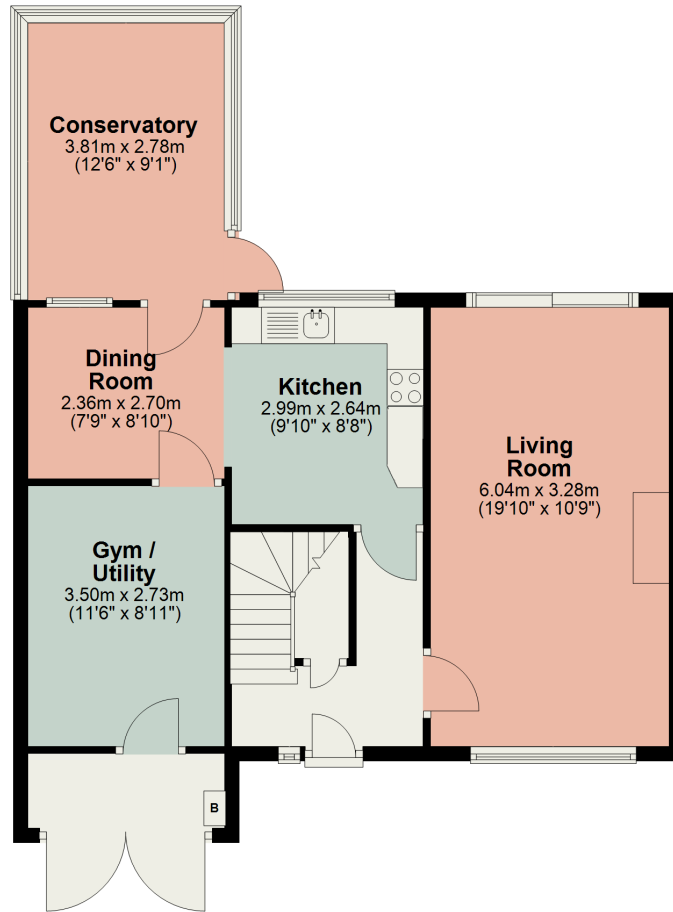


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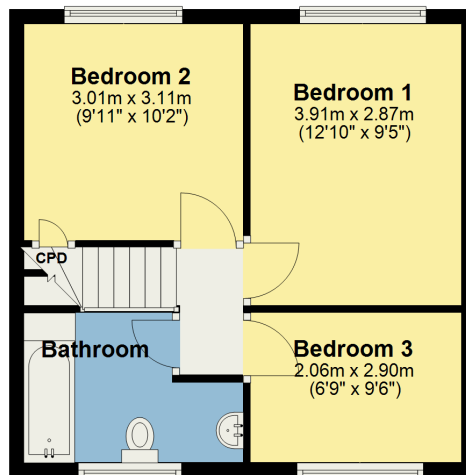
Ground Floor

Approx. 67.1 sq. metres (721.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 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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