



Kendal

£265,000

15 Hayfell Avenue, Kendal, Cumbria , LA9 7JH

Positioned within a cul-de-sac in the sought-after Heron Hill residential area, this spacious three-bedroom semi-detached property offers a perfect blend of comfort and potential. Positioned on a generous corner plot, the property is presented in good decorative order, yet provides ample opportunity for personalisation, making it an ideal canvas for your dream home.

Located in a convenient location for local amenities including Spar shop, Primary and Secondary School, doctors, ASDA supermarket and access to the mainline train station at Oxenholme and access to Junction 36 & 37 of the M6 motorway.

Quick Overview

- Semi detached family home
- Three first floor bedrooms
- Large L shaped Living/Dining Room
- Modern fitted kitchen
- Contemporary shower room
- UPVC double glazed and gas central heating
- Well presented throughout
- Gardens to three sides and allocated parking
- No onward chain!
- Ultrafast broadband available*



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Ultrafast
available



Allocated parking
space

Property Reference: K7019



Living/Dining Room



Living/Dining Room



Kitchen



Bathroom

Upon entering, you are welcomed into entrance hall with stairs to the first floor and beneath a useful storage area housing meters. A practically situated contemporary shower room comprises large walk in shower cubicle with shower over, vanity wash basin, close coupled WC and vanity storage. Complementary tiling to walls and floor and heated towel rail. From the hall, the spacious L-shaped living and dining room presents a versatile space perfect for both relaxation and entertaining. With two large picture windows there is wonderful natural light and Living Flame gas fire set within mahogany surround and marble inset and hearth creates a focal point. The modern fitted kitchen adjacent is equipped with contemporary wall and base unit and integrated appliances including oven and grill, 4 ring gas hob with extractor hood over, fridge freezer and plumbing is provided for a washing machine. The wood effect contour worksurface is in abundance and will delight those who love to cook. A single drainer sink unit is incorporated and complementary tiling to walls. Solid wooden flooring throughout, aspect to rear and access door to rear garden.

Ascend to the first floor landing to discover two well-proportioned double bedrooms, one with Saniflo WC and wall mounted sink. Each provides a tranquil retreat at the end of the day and a third smaller bedroom perfect for a nursery, child's bedroom or study. Built cupboard housing gas fired boiler.

The gardens, which wrap around three sides of the property are mature yet designed for easy maintenance, allowing you to enjoy the outdoor space without the burden of extensive upkeep. The front and side gardens benefit from good privacy from a hedge boundary and small lawned areas bordered by plants and shrubs. Timber garden shed. To the rear is a garden space with artificial lawn for minimal maintenance and bordered by plants and shrubs. Greenhouse.

With no onward chain, this convenient and well proportioned property presents a unique opportunity to secure a home in a popular neighbourhood. Don't miss the chance to make it your own!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

L Shaped Living/Dining Room 21' 7" x 17' 1" (6.60m x 5.22m) max

Kitchen 14' 9" x 7' 10" (4.50m x 2.40m)

Shower Room

First Floor Landing

Bedroom One 15' 1" x 7' 6" (4.60m x 2.30m)

Bedroom Two 13' 9" x 9' 6" (4.20m x 2.90m) Some restricted headroom

Bedroom Three 9' 6" x 7' 6" (2.90m x 2.30m)

Parking Allocated parking for one vehicle.

Property Information

Tenure Freehold

Council Tax Band C

Services Mains water, mains drainage, mains gas 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 ///after.vibrate.soccer
Travelling from Kendal town centre, proceed south along Aynam Road and continuing onto Lound Road. At the roundabout take the 1st exit onto Burton Road (A65), proceed past the Leisure Centre, turn left just after the traffic lights onto Heron Hill and continue straight on into Hayfell Avenue. Continue past the turning to Wansfell Drive and then Dunmail and take the next left and No 15 is to be found within the cul de sac on the left corner.

Agents Information: Potential buyers need to be aware that this property has an unregistered title and therefore the conveyance process may take longer.

Viewing Strictly by appointment with Hackney & Leigh Kendal - 01539 729711

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 One



Bedroom Two



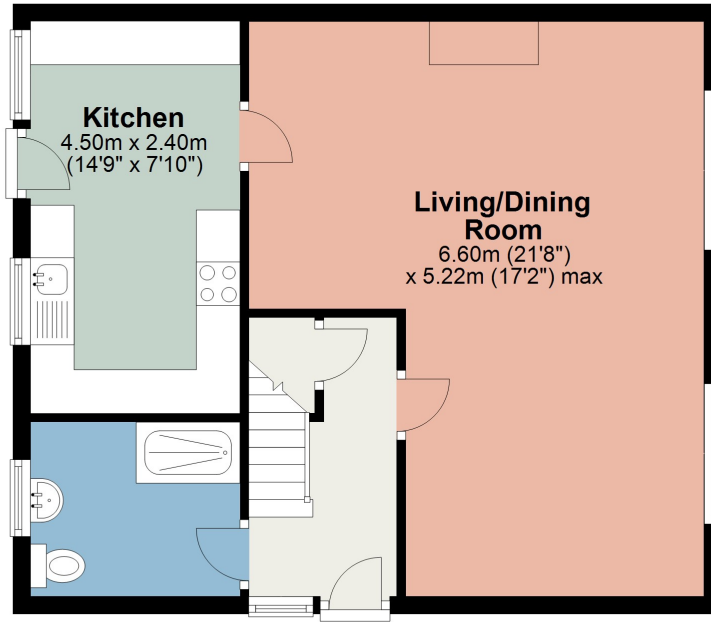
Bedroom Three



Outside

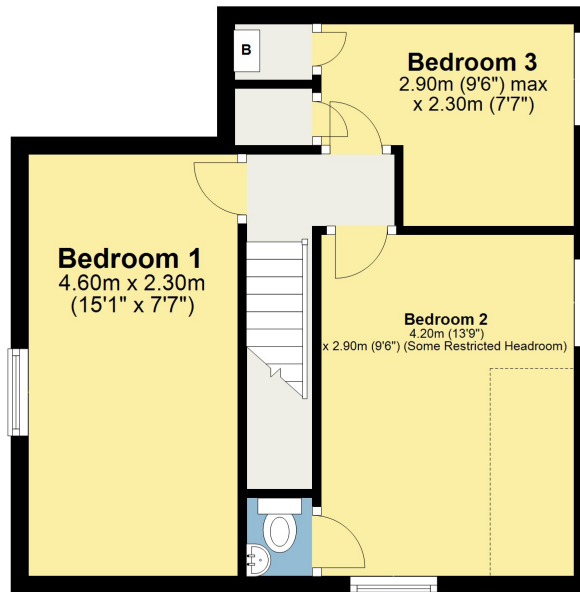
Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 86.5 sq. metres (930.9 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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