



Kendal

£145,000

22 Castle Street, Kendal, Cumbria , LA9 7AS

22 Castle Street is a charming stone and slate Victorian mid-terraced home situated in a convenient location, just a short walk from the town centre, Gooseholme, and both the bus and railway stations. Offering thoughtfully arranged accommodation across three floors, this property is ideal for first-time buyers or those seeking an investment opportunity.

This delightful home is a perfect step onto the property ladder or an excellent investment. Viewing is highly recommended to fully appreciate the property's charm and practicality.

Quick Overview

- Mid terrace cottage
- Walking distance into Kendal Town Centre
- Spanning over three floors
- Fitted kitchen & cosy living room
- Double bedroom
- Ensuite Shower room & ground floor cloakroom
- On street permit parking
- Gas central heating
- Ideal for first time buyers or investor purchasers
- Ultrafast broadband available

-  1
-  1
-  1
-  D
-  Ultrafast available
-  On Street permit parking

Property Reference: K6992



Kitchen



Ground Floor WC



Living Room



Living Room

The property is accessed via a shared ginnel, with the private front door opening into an entrance hall. Here, stairs lead to the upper floors, and there is a low-level under-stairs storage cupboard. On the ground floor, you'll find a useful cloakroom/utility room, complete with a WC, wash basin, plumbing for a washing machine, a heated towel rail, and part-tiled walls. An archway leads into the kitchen, which features a sash window overlooking the front, stylish wall and base units, complementary work surfaces, and an inset sink and drainer. The kitchen is equipped with an integrated oven, a four-ring induction hob with a stainless steel extractor hood, and a feature alcove with shelving and space for a fridge freezer.

On the first floor, the living room provides a warm and inviting space, enhanced by a feature fireplace and a sash window with a front aspect. Useful storage cupboard and staircase to the second floor.

The second floor comprises a bright double bedroom with a sash window and an ensuite shower room. The en suite shower room has recently been updated and is well-appointed with attractive wall and floor tiles, downlights, a heated towel rail and a three-piece suite that includes a shower cubicle with a rain head shower and a separate handheld attachment, a vanity unit with a wash hand basin, and a WC.

The property benefits from an attic space housing the gas boiler and featuring a Velux roof light, offering additional storage or potential for other uses. Outside, the front of the property includes a small paved courtyard, ideal for bin storage.

Accommodation with approximate dimensions:

Ground Floor

Fitted Kitchen 7' 9" x 7' 7" (2.38m x 2.33m)

Cloakroom

First Floor

Living Room 12' 0" x 11' 11" (3.67m x 3.64m)

Second Floor

Bedroom One 11' 11" x 11' 8" (3.64m x 3.56m)

Ensuite Shower Room

Parking: Permit on street parking

Property Information:

Tenure Freehold

Council Tax: Westmorland and Furness Council - Band B

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: ///daily.dance.suffer

The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street, continue past St Georges Church on your right and Number 22 can be on the right hand side opposite the Castle Inn Pub.



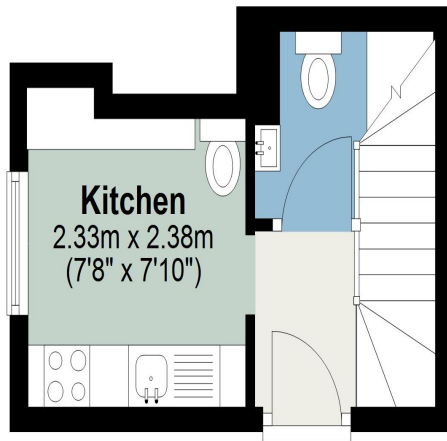
Bedroom



Shower Room

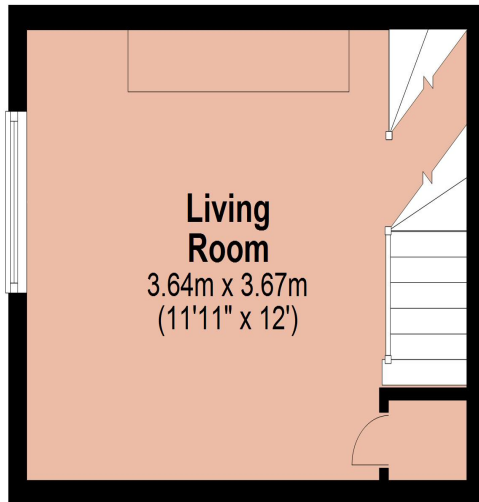
Ground Floor

Approx. 10.8 sq. metres (116.6 sq. feet)



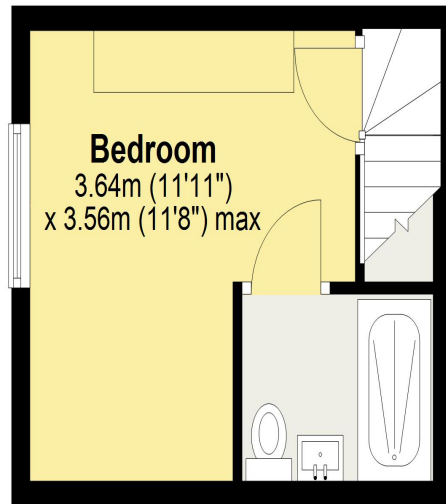
First Floor

Approx. 13.4 sq. metres (143.8 sq. feet)



Second Floor

Approx. 16.1 sq. metres (172.9 sq. feet)



Total area: approx. 40.3 sq. metres (433.3 sq. feet)

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).

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 11/12/2024.