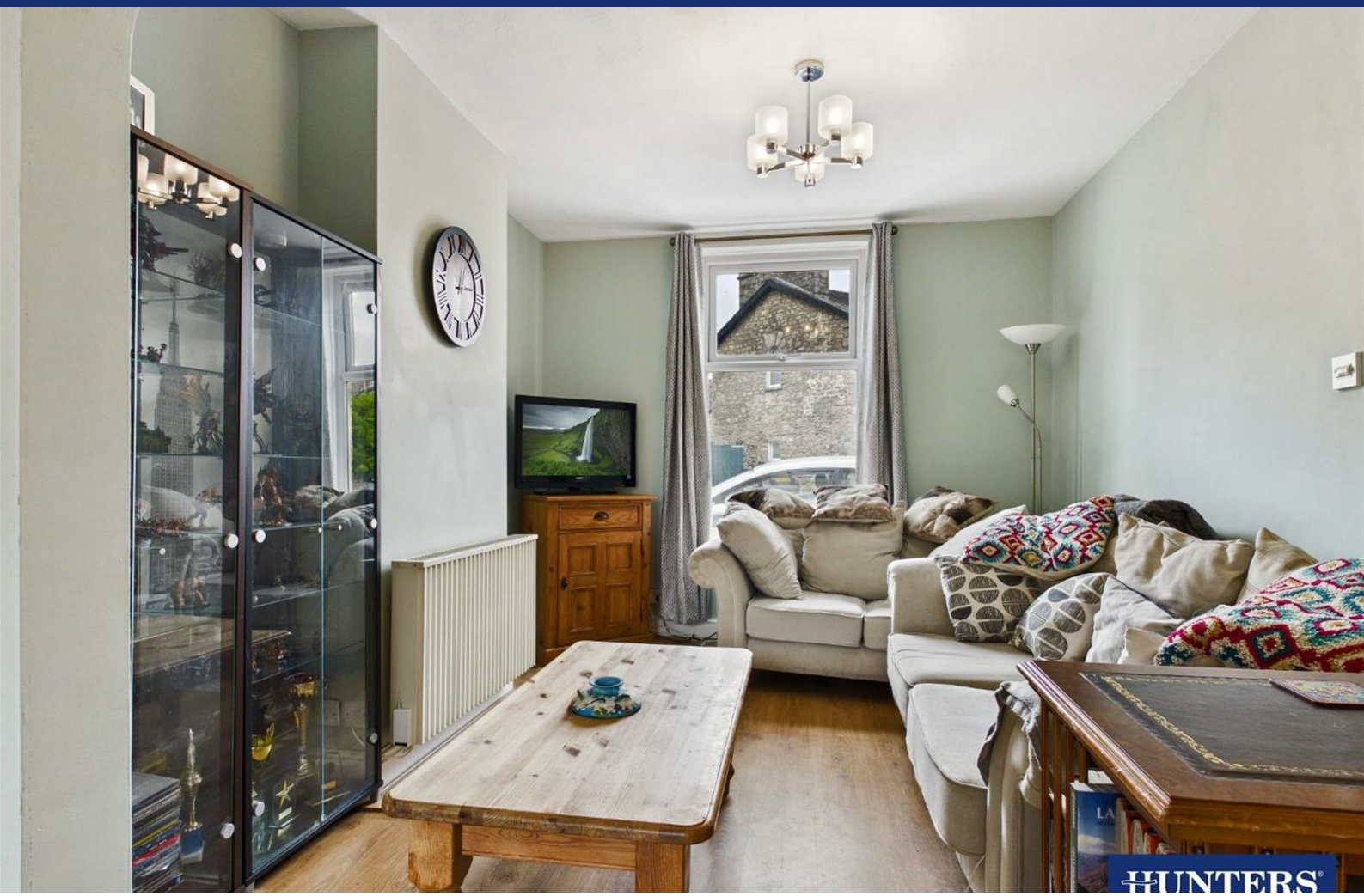
HUNTERS®

HERE TO GET *you* THERE




# Nether Street

Kendal, LA9 7DS

## Guide Price £235,000

2 1 1 F

- Two Bed Mid Terraced Home
- Through Lounge Diner
- Both Bedrooms are Double
- Double Glazed & Part Centrally Heated
- Potential for Off Road Parking
- Great Town Centre Location, Tucked Away on a Quiet Residential Street
- Modern Fitted Kitchen
- Large Bathroom with Modern Suite
- Large Yard to Rear
- Council Tax Band B

Tel: 01539 816399

# Nether Street

## Kendal, LA9 7DS

## Guide Price £235,000

A two bedroom mid terrace home located in a central position, just off the town centre and on a quiet residential street. The accommodation comprises of an entrance hall, an open living room and dining room, a fitted kitchen, two double bedrooms and a bathroom. To the rear of the property is a large yard with the potential for parking, in addition to two parking permits, one for residents and one for visitors. The house is double glazed and part gas centrally heated, with electric panel heaters upstairs. The property is offered without an onward chain.

Nether Street enjoys a convenient position within Kendal, located within easy walking distance of the town centre and its excellent range of everyday amenities including a good selection of independent shops, cafés, restaurants, pubs and local services, together with supermarkets and leisure facilities. The property is also well placed for local schooling, with a number of primary and secondary schools within the wider Kendal area, making the location particularly appealing to families.

For those who enjoy the outdoors, the surrounding area provides excellent opportunities for walking, cycling and other countryside pursuits, with the spectacular scenery of the Lake District readily accessible. Kendal itself sits on the River Kent and provides a gateway to the South Lakes, with Windermere, the Lyth Valley and the wider Lake District all within easy travelling distance.

Kendal railway station is approximately a mile away and provides regular services to Oxenholme Lake District, where connections can be made onto the West Coast Main Line and the M6 motorway is also readily accessible via Junction 36.

Tel: 01539 816399

## Entrance Hall

The property is accessed via a composite door leading to an entrance hall, from where you access the living & dining room and the stairs rising to the first floor.

## Living & Dining Room

This is an open plan room, separated by an arch and with the lounge end to the front elevation and the dining to the rear. In the living room you will find a window to the front elevation and plenty of room for a sofa and chairs. In the dining end there is a window to the rear elevation, a useful understairs storage cupboard, and access to the kitchen.

## Kitchen

Fitted out with a range of white gloss cabinets at wall and base level and with contrasting worksurfaces over. The splashbacks and the floor are tiled and integral appliances include a ceramic hob with an overhead chimney style extractor, an electric oven, and an inset sink and drainer with a mono tap over. There is space for a tall fridge freezer and undercounter space and plumbing for a washing machine. An external door to the side leads out to the rear yard.

## First Floor Landing

Reached via the stairs rising from the entrance hall and providing access to all the first floor accommodation. There is also a useful storage cupboard.

## Bedroom One

A large double bedroom with two windows to the front elevation overlooking the street, There is an electric heater panel and plenty of room for wardrobes, chest-of-draws and a dressing table.

## Bedroom Two

A second double room with a window to the rear elevation and a wall mounted electric heater.

## Bathroom

Comprising of a bath with a thermostatic valve controlled shower over, a floor standing vanity unit with a wash-hand basin set on top, and a low level WC. There are shower panels to the bath and shower area, with the remaining elevations being fully tiled. Also with a heated towel rail and a deep storage cupboard.

## Rear Yard

The outside space is generous, with paved surfaces and a raised panted bed. There are gates for access from the rear lane and should the new owners have a need for off-road parking, there is plenty of room to create this.

## AML Declaration

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

Kitchen
7'6" x 9'7"
2.30 x 2.93 m
Dining Room
9'1" x 12'11"
2.77 x 3.95 m
Hallway
2'11" x 15'3"
0.90 x 4.66 m
Living Room
10'1" x 11'7"
3.09 x 3.55 m
Ground Floor
Bathroom
7'8" x 9'6"
2.34 x 2.91 m
Landing
Bedroom Two
7'8" x 12'11"
2.35 x 3.94 m
Bedroom One
13'3" x 11'7"
4.06 x 3.54 m
S
E
W
N
HUNTERS
HERE TO GET you THERE
Approximate total area(1)
762 ft²
70.7 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

HUNTERS

HUNTERS

HUNTERS

HUNTERS

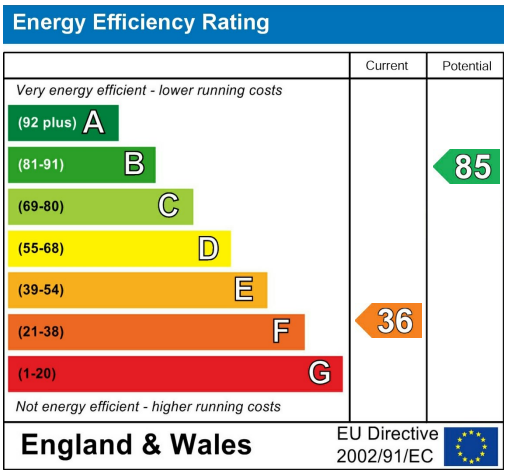
HUNTERS

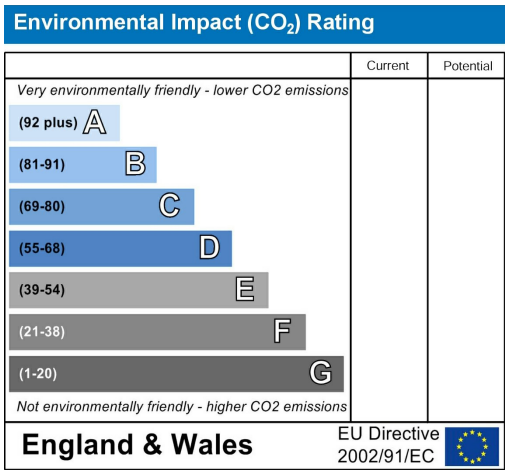
HUNTERS

HUNTERS

HUNTERS

## Energy Efficiency Graph

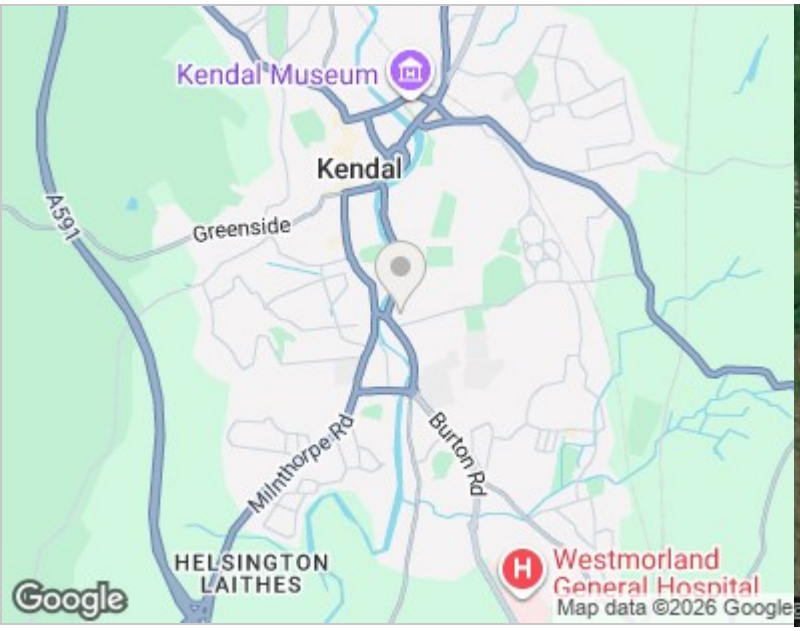



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map




Hybrid Map

HUNTERS®

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
https://www.hunters.com

The Property Ombudsman