



## Castle Street

Kendal, LA9 7AD

Guide Price £175,000



- Stylish Terraced Home
- Characteristic Property
- Ideal For First Time Buyers or Investors
- Patio Garden Area
- On Street Parking with Permits

- Two Bedroom Plus Mezzanine
- Modern Fitted Bathroom
- Walking Distance To Town Centre
- Contemporary Fitted Kitchen
- Council Tax Band B

# Castle Street

Kendal, LA9 7AD

Guide Price £175,000



A stylish two-bedroom stone built terraced home, situated on a popular street within walking distance of the town centre. Beautifully presented throughout and complimented by attractive character features, this property is ideally suited to first-time buyers or those looking to downsize

The property comprises of two bedrooms including a mezzanine, a comfortable living room, contemporary Fitted Kitchen, modern fitted bathroom. Externally there is a patio garden area and also a shared garden area to store away bins and washing.

Castle Street enjoys a convenient central Kendal position, ideal for those seeking a home within easy reach of the town centre. The location offers excellent access to a wide range of shops, cafés, leisure facilities and transport links, including Oxenholme railway station for direct services to places including London, Glasgow, Edinburgh and Manchester. Kendal is also well served by local bus services across South Lakeland and wider Cumbria.

While Westmorland General Hospital and Kendal Leisure Centre further enhance the area's practicality for day-to-day living. Families are also well served by schooling in the wider Kendal area, including St Mark's CofE Primary School and Queen Katherine School, subject of course to catchment and admission criteria.

### Entrance

Upon entering the property, you are welcomed into the cosy living room where you will find access to the kitchen diner and stairs to the first-floor landing.

### Living Room

Complimented by an attractive stone wall and period feature fireplace with a working electric fire, this room offers a stylish yet comfortable living space. An original built-in alcove with shelving provides useful storage, with ample space for a suite and television.

### Kitchen Diner

The kitchen is a highly social space and great for entertaining, with a dining area and French door leading out to the courtyard. The kitchen is fitted with a range of shaker cabinets at base level and with contrasting worksurfaces' running over. There is decorative tiling to the splashbacks, and wonderful exposed stone work to two of the elevations in the room. A delightful feature is a bespoke wall cabinet recessed into a niche, and the floor has large stone flags in keeping with age of the property. Integral appliances include a four-ring gas hob, and electric oven, a ceramic Butlers sink with mono tap over. An original recessed cupboard and exposed ceiling timbers complete the look.

### First Floor Landing

Accessed from the stairs rising from the living room and providing access to all first floor accommodation.

### Bedroom One

A double room with space for a wardrobe and bedside drawers looking out onto the front elevation of the property with original wooden floor boards to compliment.

### Bedroom Two

A single room with built in cupboard space with original wooden flooring to compliment and an open alcove to store away clothes, looking out onto the front elevation of the property.

### Loft/Mezzanine

Accessed from bedroom two with a fixed grab ladder you will find the mezzanine which is an open storage space.

### Bathroom

A stylish fitted three-piece suite comprising a walk-in shower with grey tiled splashback and glass screen, a white WC and a white wash hand basin with a mirror above. There is also a large built in storage cupboard, providing excellent storage.

### Gardens

An attractive patio area to enjoy sitting outside and relaxing in the summer accessed from the double doors from the kitchen. There is also a shared garden where you will find the bins stored and a washing line.

### Parking

There is on-street parking where you receive a permit and visitors permit for the property.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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



Ground Floor



**Landing**  
2'4" x 3'0"  
0.72 x 0.91 m

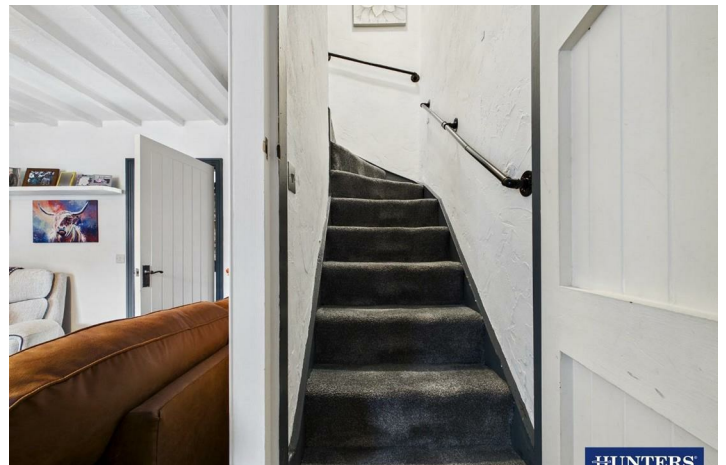


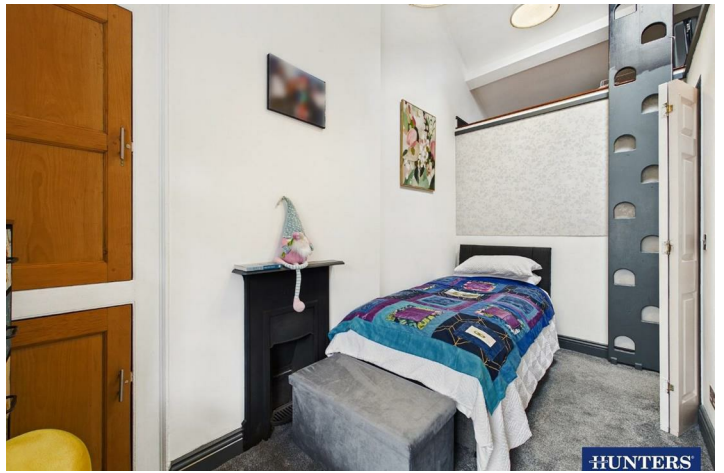
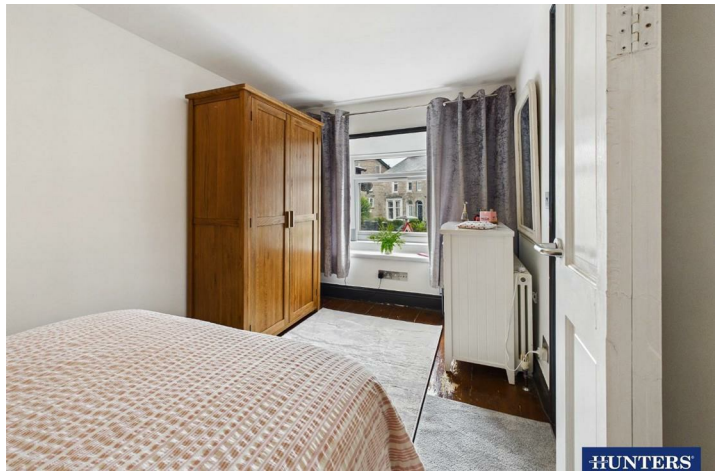
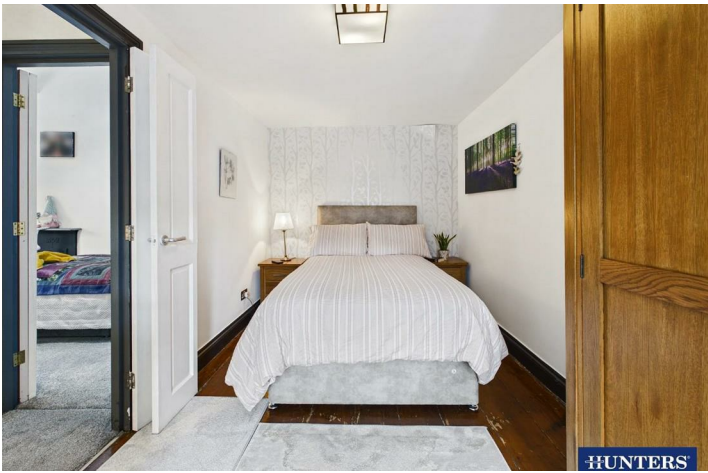
Approximate total area<sup>(1)</sup>  
533 ft<sup>2</sup>  
49.6 m<sup>2</sup>

(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







### Energy Efficiency Graph

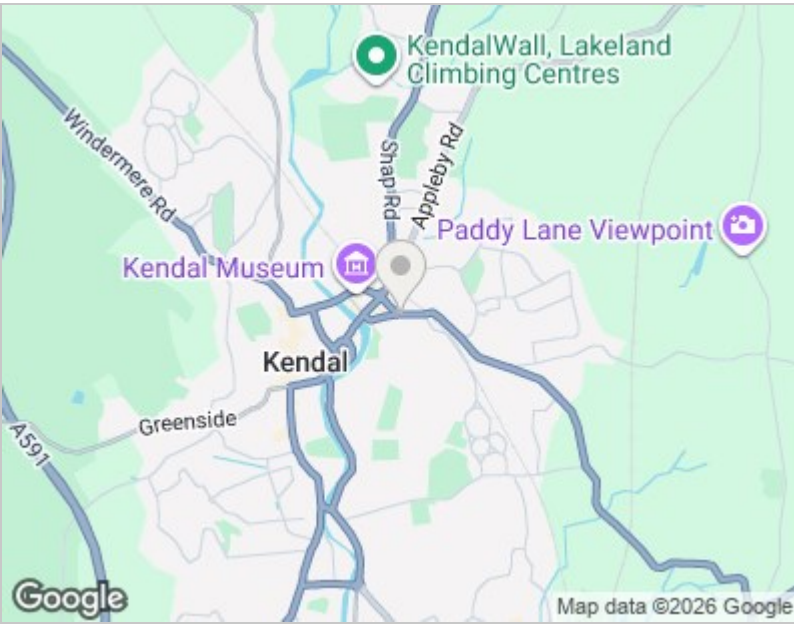
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### 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





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](mailto:kendal@hunters.com)  
<https://www.hunters.com>

