

Stramongate, , Kendal, LA9 4BD

- Three Bed Stone Built House
- Plenty of Character with Beams and a Woodburner
- Gas Central Heating
- Enclose Private Yard
- Ideal Investment, First Buy or Holiday Home
- End Terrace, Spread Over Three Floors
- Private Yard Setting Yet Close to Town Centre
- Double Glazing
- Vehicular Access
- Council Tax Band TBC

Guide Price £170,000



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DESCRIPTION

**** NO CHAIN**** A three-bedroom stone built cottage tucked away in one of Kendal's many Courts and Yards. Located on Stramongate and near to the bridge crossing the River Kent, the property is ideally placed for enjoying the town centre amenities and yet is hidden away from the everyday hustle and bustle. The accommodation is spread across three floors and comprises of a living room and kitchen to the ground floor, a bedroom and bathroom to the first floor, and two further bedrooms to the top floor.

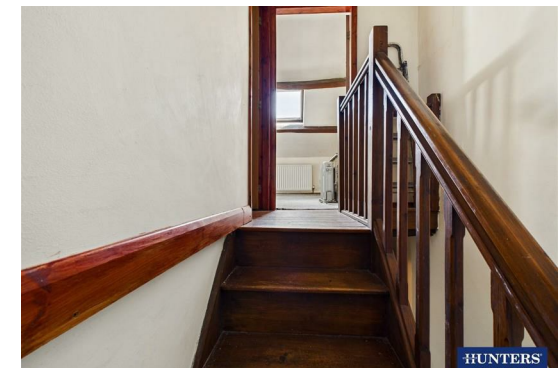
There is plenty of character features with exposed beams, a wood burner in living room, and a wooden turning staircase that winds up the floor levels. Outside the front you will find a private enclosed yard which is a great place to sit out in of an evening and enjoy the fresh air. Although there is no dedicated parking with the house, you can get a car through the yard entrance for delivering bigger items and groceries.

With the benefits of gas central heating and double glazing, this a great house for first-time buyers, investors looking to boost their portfolio (expect rent in the region of £850 pcm), or a second home or holiday let.

Kendal offers a plethora of restaurants, cafes and bars and a wealth of independent shops and is a lively and vibrant place to live. For those looking for a holiday home, access to the Lake District National Park is close by with Windermere being just 9 miles away.

Such is the privacy of the location, you might need a little help finding the property so use:

what3words: rail.kite.admire







Viewings

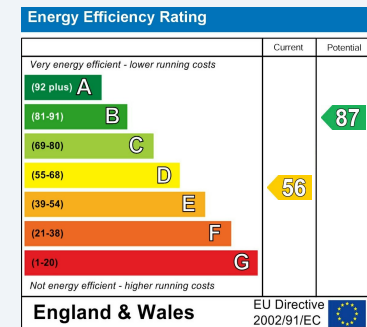
Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

