



HUNTERS®

Sandylands Road

Kendal, LA9 6EY

Guide Price £260,000



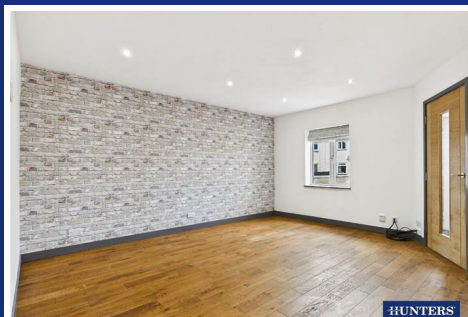
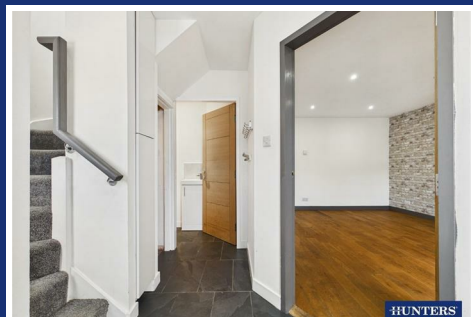
- Extended Three Bed Mid Terraced Home
- Kitchen in the Extension
- Underfloor Heating on the First Floor
- Large Driveway
- No Chain

- Large Living Room
- Ground Floor Cloak Room
- Quality Bathroom on the First Floor
- Secure Rear Garden and Brick Built Outbuilding
- Council Tax Band B

Sandylands Road

Kendal, LA9 6EY

Guide Price £260,000



This extended, three bed mid terraced home is a perfect property for a family looking for space to grow. There are many features that will delight buyers, including the extended living space, the quality bathroom, the underfloor heating system on the ground floor, and the extra off road parking for busier households. The accommodation comprises of an entrance hall, living room, kitchen, cloakroom, three bedrooms and the first floor bathroom. All the internal doors are engineered oak and features such as the the stone work surfaces in the kitchen and jacuzzi style bath help to elevate the feel and look of the house. Outside there is a large block paved driveway to the front, and to the rear a secure garden space with a brick built storage building. The property is double glazed, and centrally heated. The house is offered with the benefit of no chain.

Sandylands Road is conveniently located within easy reach of Kendal town centre, providing an excellent range of everyday amenities including independent shops, cafés, restaurants, public houses, a variety of larger retailers, and a choice of the major supermarkets. which makes it it easy for convenient for day-to-day living.

The property is well placed for families, with a number of schools within close proximity. Castle Park School and Stramongate Primary School are both nearby, whilst The Queen Katherine School is also within easy reach. Kirkbie Kendal School is a further secondary school serving the area.

Kendal railway station is approximately 0.2 miles from the postcode, providing rail connections towards Oxenholme and the wider national rail network. The M6 motorway is also accessible from Kendal, providing convenient links north and south, whilst the A6 provides connections towards Lancaster, and Windermere in the Lake District National Park is just twenty minutes away by car.

Entrance Hall

You enter into a hallway with a tiled floor and which provides access to the living room, cloakroom, and the stairs rising to the first floor. There is also a storage room under the stairs that houses the tails for the underfloor heating system. Natural light comes from the part glazed front door and a window to the side in the stairwell.

Living Room

All the internal doors in the house are oak engineered with the living room doors having central glass panels. There is a hard wood floor and a window to the front elevation. There is plenty of space for all your lounge furniture including sofa and chairs, and there is a walk in cupboard which has been shelved out as a room for study or as an office. From the living room you access the kitchen.

Kitchen

Fitted with a range of oak finished cabinets at wall and base level and with quality stone work surfaces over. Integral appliances include an electric oven, electric grill, a 5-ring ceramic hob with overhead chimney style extractor, and twin inset stainless steel sinks. There is space for a tall, side-by-side fridge/freezer, and undercounter space and plumbing for a washing machine and a dryer. Other features include a built in wine rack. The room is bathed with natural light with three windows to the rear elevation and a full glazed rear door leading to the garden area.

Cloakroom

A great addition to any family home, the cloakroom is located off the entrance hall and has a low level WC and wash-hand basin set on top of a vanity unit.

First Floor Landing

Reached from the stairs rising from the entrance and providing access to all the first floor accommodation.

Bedroom One

Bedroom One is a double room with windows to the front and rear elevation.

Bedroom Two

This is a single bedroom with a window to the rear elevation and there is a recess which houses the gas fired boiler.

Bedroom Three

Located in the extended part of the building, this double bedroom looks out to the rear.

Bathroom

A quality bathroom fitted out with a jacuzzi style bath, a walk-in shower cubicle, and a combined vanity unit housing the WC and a wash-hand basin with storage underneath. There is tiling to the floor and to the half-elevations, with the shower enclosure being panelled. Low lever feature lighting, ceiling spots, and a decorative heated towel rail finish the look.

Outbuilding

Moving outside to the rear, you will find a large brick built building which could have many uses. Currently it is just for storage, but it could make a great workshop, leisure room, or play room depending on renovations and the new owners' preference.

Garden Area

This space is very low maintenance with block paving and secure boundaries.

Driveway

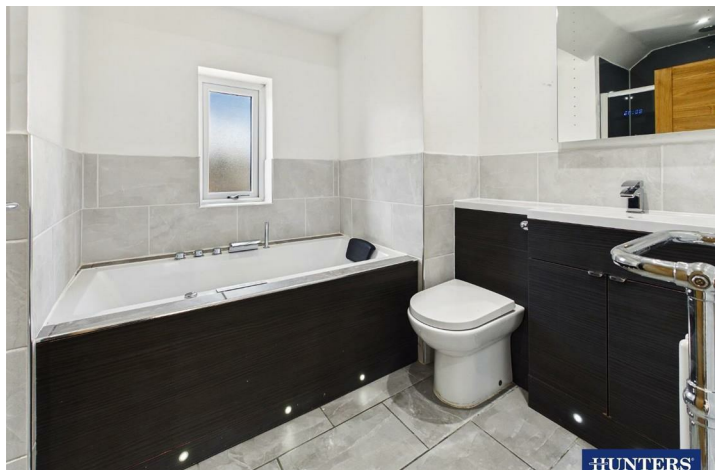
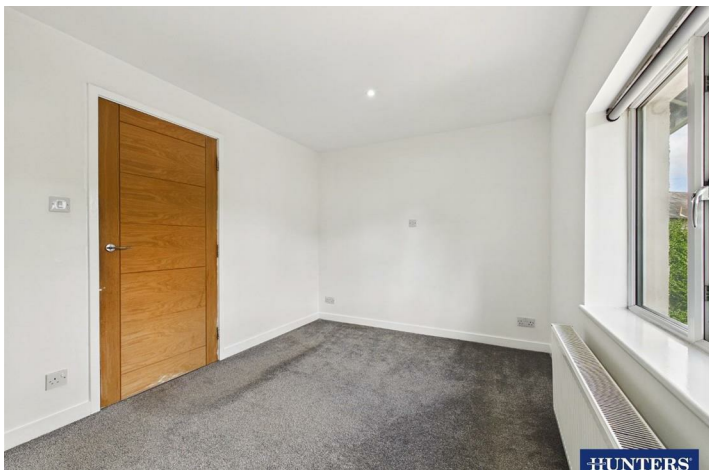
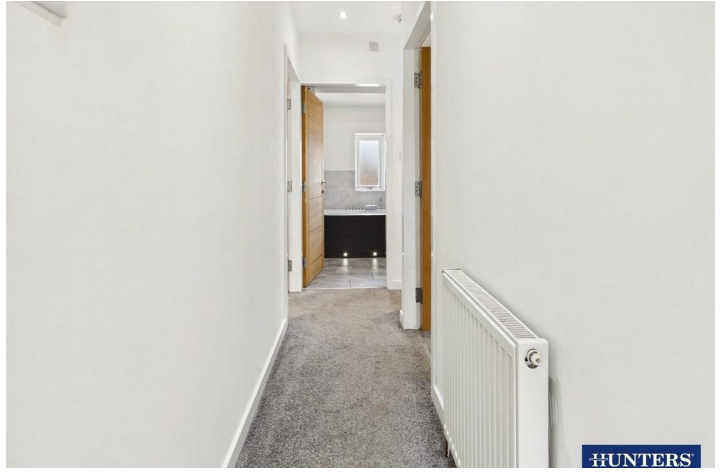
Block paved with low walls marking the boundaries and a wide access from the road. Enough space for parking two cars comfortably and a third when required.

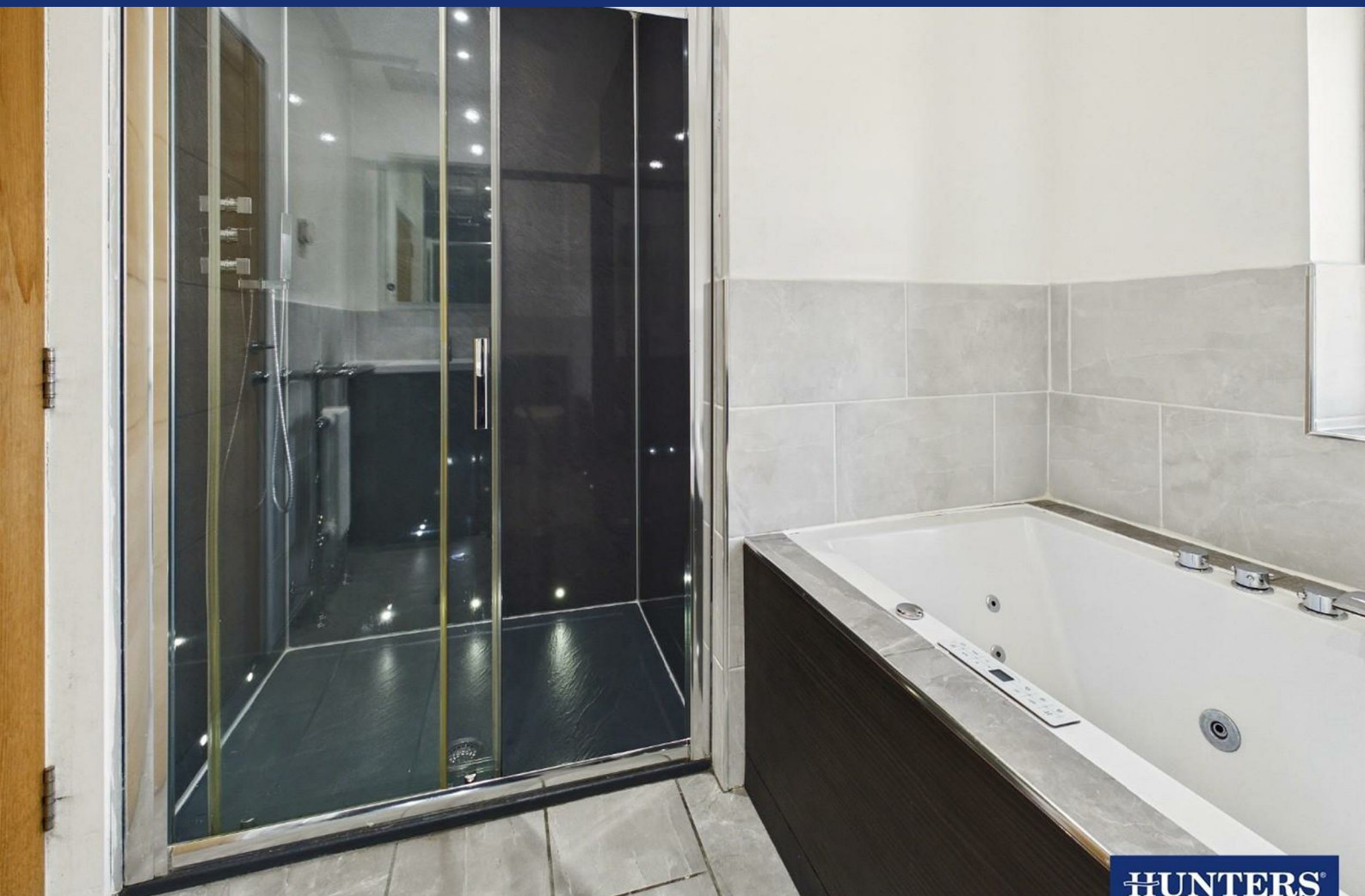
AML Disclosure

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.

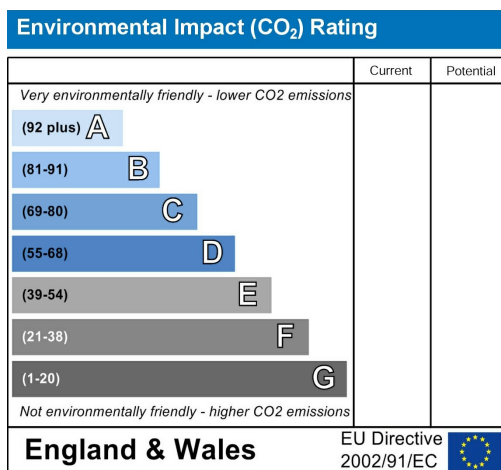
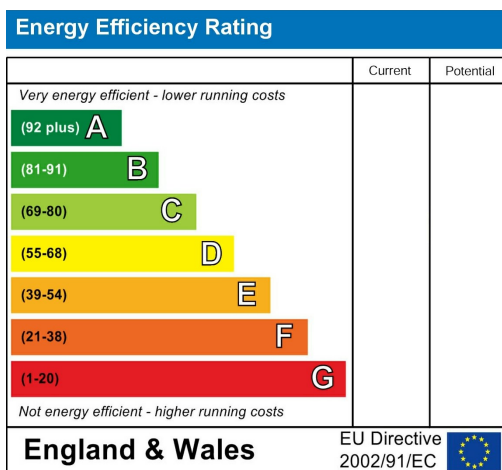
Floorplan







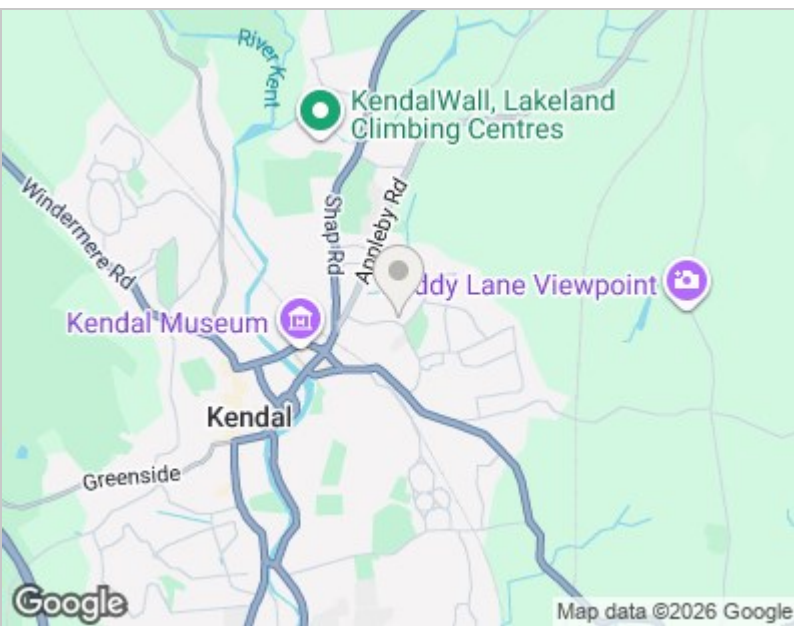
Energy Efficiency Graph



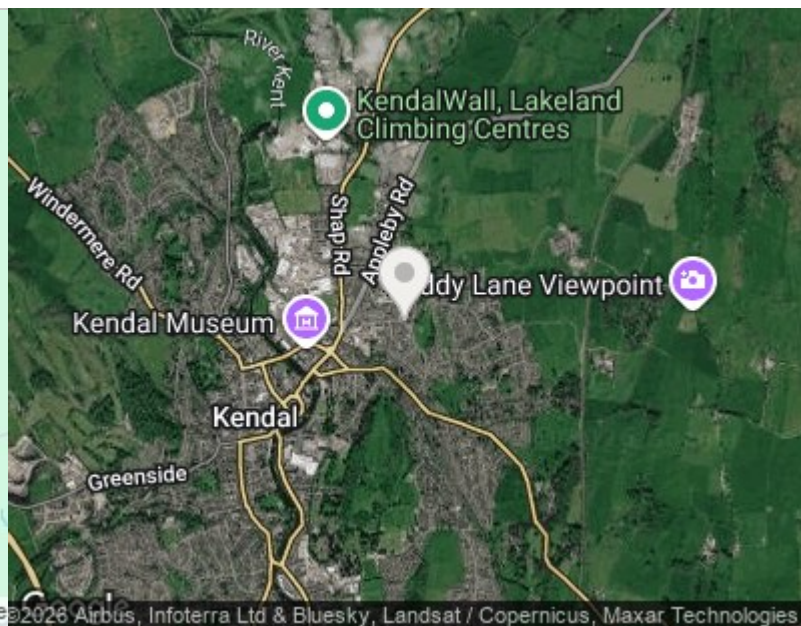
Viewing

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





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>

