

# HUNTERS<sup>®</sup>

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## Hayclose Road

Kendal, Cumbria, LA9 7NE

Guide Price £265,000



- Three Bed Mid Terrace
- Stylish Kitchen & Diner
- Modern Bathroom
- Landscaped, Low Maintenance Gardens
- GAs Central Heating & Double Glazing

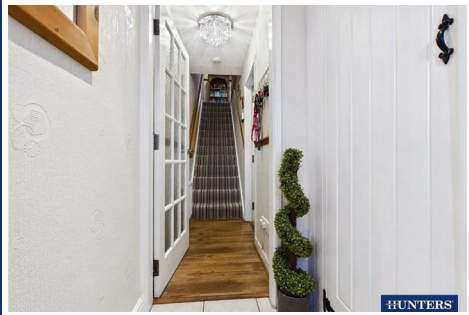
- Wonderful Presentation
- Spacious Living Room
- Double Parking Space to the Front
- Popular Estate for Families
- Council Tax Band B

Tel: 01539 816399

# Hayclose Road

Kendal, Cumbria, LA9 7NE

Guide Price £265,000



This is a beautifully presented three bed mid terraced home, ideal for families and located on a popular estate. Highlights include a wonderful kitchen/diner, spacious living room, modern bathroom suite, landscaped rear garden and plenty of off-road parking immediately outside the house.

The list of accommodation includes; extended porch entrance with stone faced elevations and pitched roof, living room, dining space and kitchen, whilst upstairs there are two double bedrooms and one single, plus a modern bathroom suite. In the rear garden there is a useful brick built storage workshed.

Hayclose Road enjoys a convenient position for day-to-day living, with easy access into the centre of Kendal for a wide choice of shops, services and pubs, cafes and restaurants.

For leisure and lifestyle, residents are well served by local facilities including Kendal Leisure Centre, which provides a large gym, a 25m pool and a varied programme of activities. Culture lovers are also within easy reach of Brewery Arts, a popular venue for cinema, live music and theatre.

Commuters will appreciate the transport links: Kendal railway station sits on the Lakes Line, offering connections to Oxenholme Lake District railway station for West Coast Main Line services to major cities, while road links are equally convenient with access towards the M6 (Junction 36) via the surrounding A-roads.

And of course, Kendal sits on the doorstep of the Lake District National Park, making it an ideal base for enjoying countryside walks, outdoor pursuits and the wider South Lakes lifestyle.

### Entrance

The entrance to the house is through an attractive stone built porch that has been added by the current owners. Inside you will find a really useful storage space, a great place to hang coats, kick off shoes and store way household items. It is big enough to house a condensing dryer should you have the need. A timber and glazed internal door then leads to the hallway.

### Hallway

Providing access to the living room and the stairs rising to the first floor.

### Living Room

The living room is full of natural light with a large format window to the front elevation looking over the garden. There is a recessed hearth with a decorative over mantle housing an electric fire, attractive laminate floor, a tastefully wall papered decorated feature wall, and plenty of space for all you living room furniture. To the rear elevation is an opening into the kitchen/diner.

### Kitchen/Diner

This is a beautiful room that has been thoughtfully designed to create a modern kitchen setting alongside a stylish dining area with a breakfast bar area. Starting with the kitchen cabinets, there is a range of units at wall and base level and with contrasting work surfaces running over. For additional storage there is a handy understairs storage cupboard. Integral appliances include a tall fridge and freezer, dishwasher, washing machine, and one-and-a-half bowl sink and drainer, and an electric cooking range with ceramic hob and multiple ovens and grills.

A central peninsular unit provides ample food preparation space and the splashbacks then rises to a countertop behind which lies a breakfast bar with seating and dining for four. The area is illuminated with two overhead pendant lights, and elsewhere you will find under cabinet lighting. To the rear elevation we have sliding double doors, a window, and an external door leading to the rear garden.

### First Floor Landing

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

### Bedroom One

A good sized double room with a window to the front elevation and plenty of space for a double bed. The large freestanding wardrobe with ample hanging and shelving space is included in the sale.

### Bedroom Two

A second double room with a window to the rear elevation and with a built in storage cupboard, part of which contains the gas fired boiler.

### Bedroom Three

A single bedroom with a window to the front elevation.

### Bathroom

A modern bathroom fitted out with shower panels to all the elevations and having bath with thermostatic shower over and shower screen, a wall hung vanity unit with a set in wash-hand basin, a low level WC and a chrome towel rail. There is also electric extraction and recessed ceiling spot lamps.

### Gardens

The garden to the rear has been attractively landscaped using a blend of brick built raised beds, split levels, artificial lawn, and patios creating seating areas. The area is broken up nicely with carefully planted mature shrubs and trees and there is a handy external tap. To the back of the garden you find a pedestrian door leading to the rear access path and there is a brick built workshed.

The front garden has a low maintenance artificial lawn with planted borders.

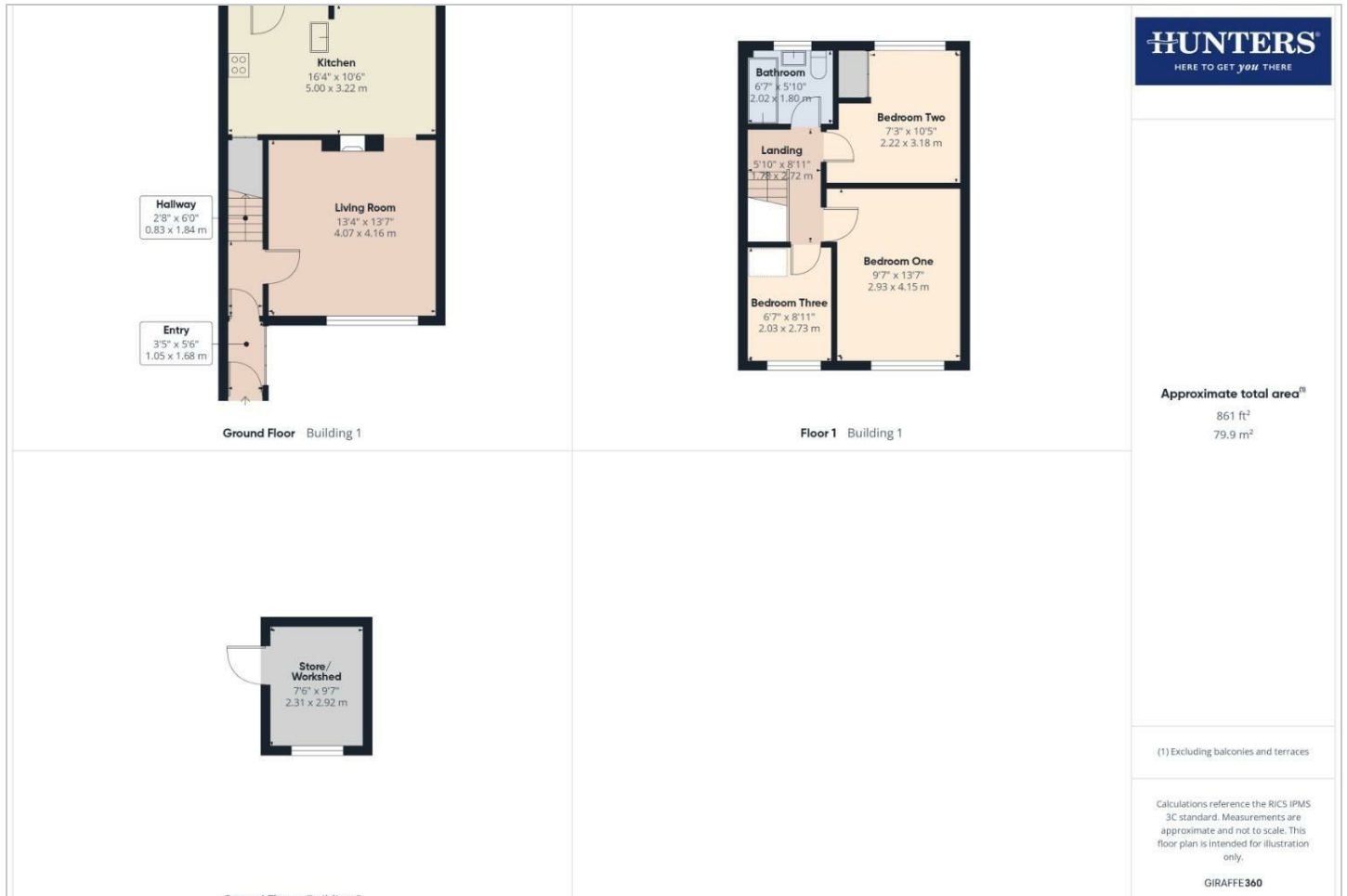
### Driveway

There is a decorative block paved driveway, generously sized and capable of parking two cars. The current owners have had a large caravan parked here too, so great for buyers looking for a property capable of parking larger vehicles.

### Store/Workshed

A useful storage and workshop space located at the end of the rear garden.

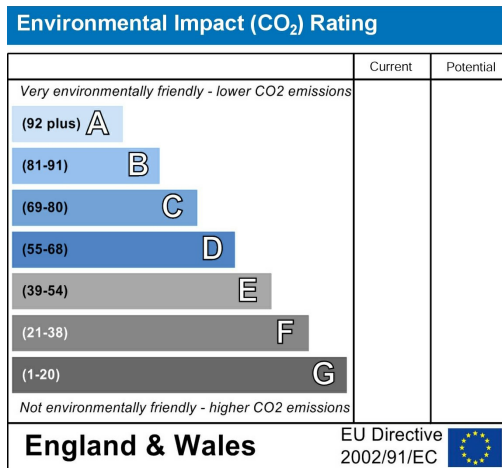
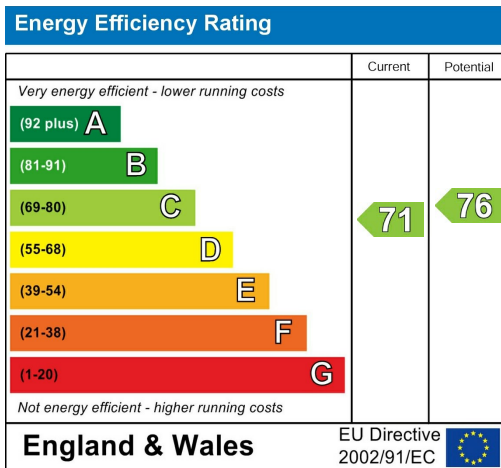
# Floorplan







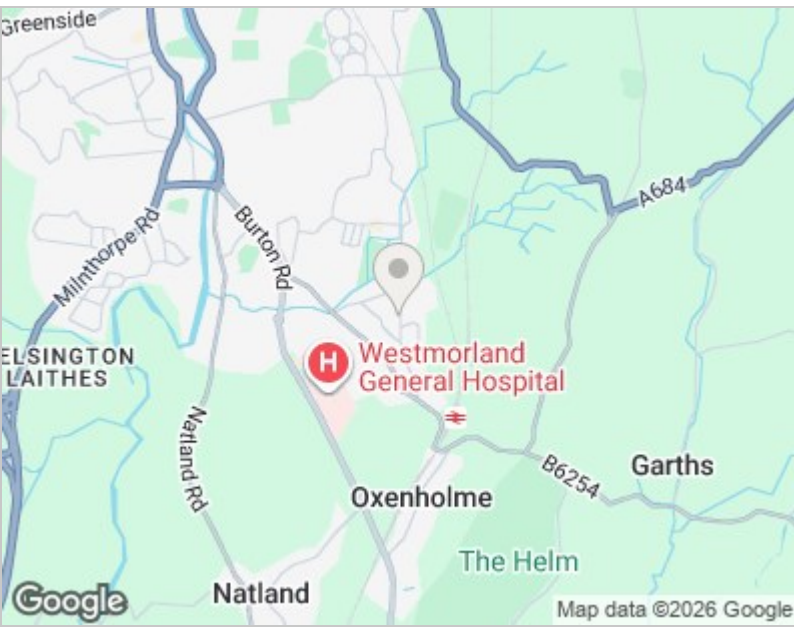
### Energy Efficiency Graph



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

