



## Helmside Road

Oxenholme, Kendal, LA9 7ET

Guide Price £240,000



- Extended Three Bed Mid Terraced
- Large Kitchen/Diner
- Ground Floor Bathroom
- Off-Street Parking Space
- Popular Village Location

- Well Presented Throughtout
- Separate Utility
- Useful Undercroft
- Double Glazed & Gas Central Heating
- Council Tax Band B

# Helmside Road

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An exceptional three bed terraced home that has been extended to the rear, is beautifully presented and has an exceptional garden making this an ideal purchase for a younger family or professional couple. The accommodation comprises of a living room, dining kitchen, separate utility and ground floor bathroom, whilst upstairs there are three bedrooms, two of which are doubles. Outside there is access to an undercroft, parking, and a well kept garden. The house is double glazed and has gas central heating.

Everyday amenities are close at hand, with Asda Kendal Superstore located less than a mile away, while Kendal town centre offers an excellent range of national retailers, independent boutiques, cafés, restaurants, public houses and leisure facilities.

Families are well catered for with a selection of highly regarded schools nearby, including St Mark's C of E Primary School, Heron Hill Primary School and the well-respected secondary schools Kirkbie Kendal School and The Queen Katherine School, all within easy reach.

The location also offers superb connectivity with Oxenholme Railway Station being close by which connects the locality to the main West Coast Line and to London and Glasgow. Road links are strong too with the A65, A6 and Junction 36 of the M6 all easily accessible. And getting to the Lake District National Park is easy, with Windermere, Bowness and a wealth of renowned walking and cycling routes all within a short drive. Closer to home, residents can enjoy attractive countryside walks around The Helm, nearby open fields and the surrounding fells, providing an excellent lifestyle for outdoor enthusiasts.

Overall, Helmside Road combines the convenience of excellent transport links and comprehensive local amenities with the charm of village surroundings, making it a particularly desirable location for commuters, families and those seeking easy access to both Kendal and the Lake District National Park.

## Entrance

You step into a small entry that in turn provides access to the living room and the stairs rising to the first floor.

## Living Room

A stylish reception room with attractive decoration including a feature wall with an inset electric fire with a decorative mantle over. Plenty of room for sofas, chairs, and a television table and with a useful understairs storage cupboard. There is a window to the front elevation and access through to the kitchen/dining room.

## Kitchen/Dining Room

The original kitchen has been extended to create a fabulous space flooded with natural light from the window to the rear elevation and a skylight and ideal for social dining with family and friends. The dining space is large enough for a family sized dining table and chairs. The kitchen cabinets are fitted at wall and base level and are in the shaker style finished in a sage green with contrasting worksurfaces over and with white metro tiles to the splashbacks. Integral appliances include a four-ring gas hob with chimney style extractor over, an electric oven, built in microwave and an inset one-and-a-half bowl sink and drainer. There is an external door to the rear elevation leading to the garden and an opening leading to the utility.

## Utility

In here you will find space for a tall fridge freezer and plumbing for an washing machine as well as a countertop and further cupboard storage in the understairs area. From the utility you can gain access to the bathroom

## Bathroom

Comprising of a corner shower cubicle with thermostatic valve control, a low level WC and a wall hung vanity unit with wash-hand basin and mono tap. The elevations are fully tiled and there is a chrome heated towel rail and ceiling spots.

## First Floor Landing

Reached via the stairs rising from the entry and providing access to all three of the bedrooms.

## Bedroom One

A good sized double with a window to the front elevation overlooking the street and with a built in storage cupboard.

## Bedroom Two

The second double room has a window to the rear elevation and overlooks the garden.

## Bedroom Three

Bedroom three is a single room, and could be utilised as an office, dressing room or children's room.

## Undercroft

Accessed from the rear yard, this space provides handy additional secure storage space and has light and power. A great place for a condensing dryer, to store bikes, and for keeping other outdoor and occasional items safely stored away. .

## Yard

Descending a short run of stone steps from the kitchen, you come to the rear yard with slate chippings on the floor and white rendered walls. You can access the undercroft from here, and just across the rear lane you come to the wonderful garden.

## Garden

The garden is beautifully presented, with a neat lawn running down from the lane to the railway boundary. The grass is bordered by mature plants and shrubs in well stocked and borders and it ends with a pretty decked area, perfect for sitting out and enjoying the sun. There is a sizable timber summerhouse with a an overhanging canopy creating an additional sheltered seating area.

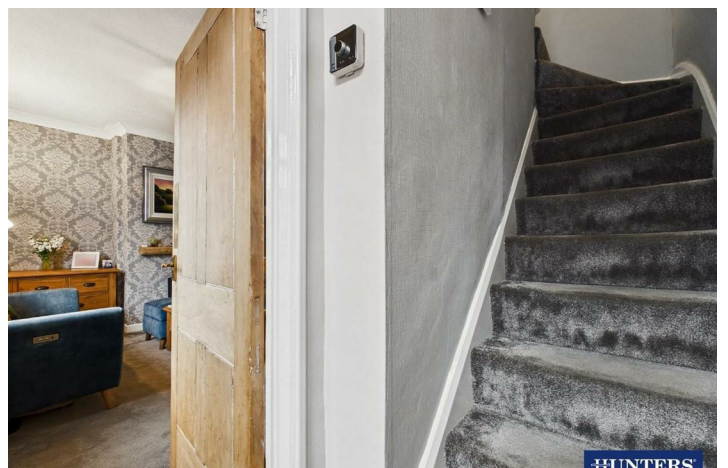
## Parking

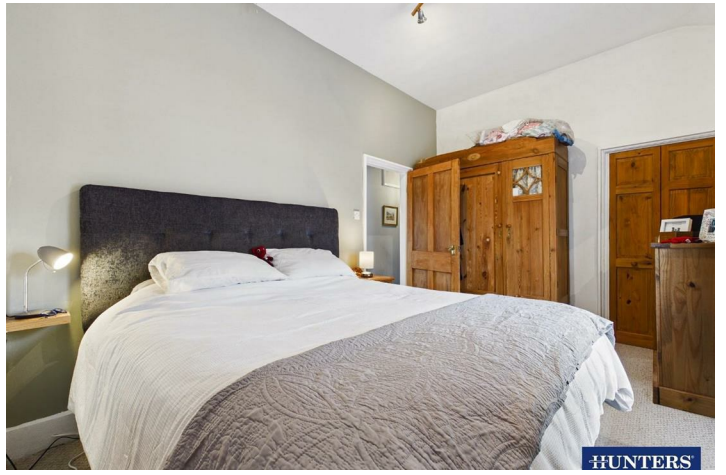
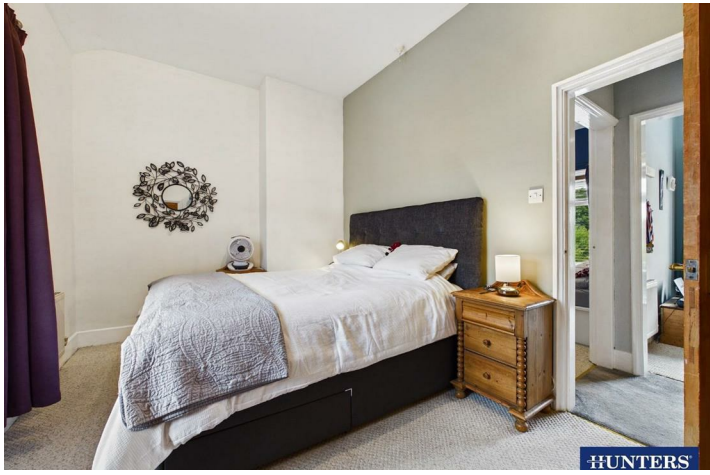
Private parking space for one vehicle accessed via the rear lane, whilst to the front of the house there is on-street permit parking.

## AML Disclousre

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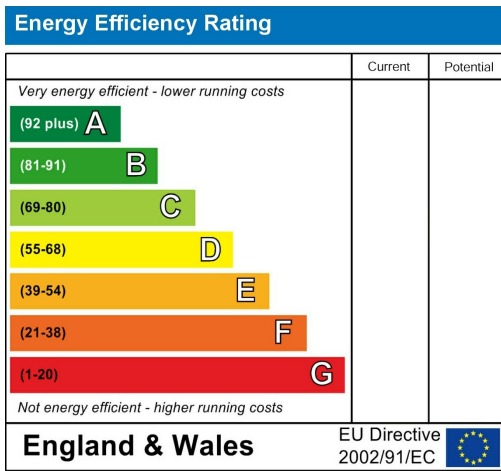
# Floorplan







### 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.

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