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Appleby Road

Kendal, LA9 6HE

Guide Price £315,000

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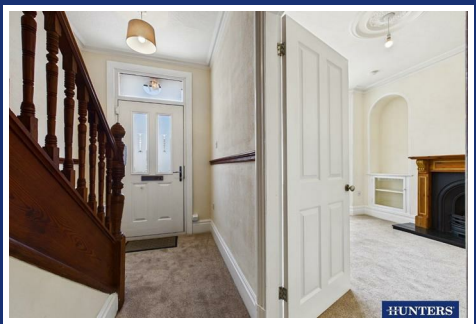
- Spacious Three Bedroom Mid Terraced
- Fitted Kitchen & Separate Utility
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Double Glazed and Gas Central Heating
- Two Receptions
- Quality Bathroom
- Well Presented with New Carpets Throughout
- Detached Garage & Parking Space
- No Chain

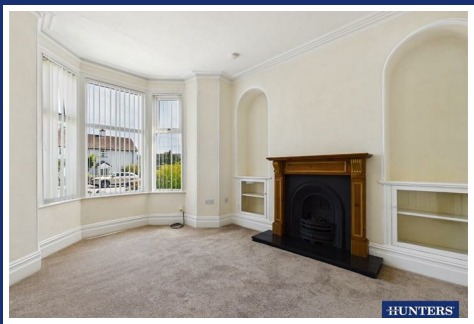
Tel: 01539 816399

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A spacious three bed family home with two receptions, ground floor cloakroom, open plan fitted kitchen, separate utility, and a quality bathroom. The property is double glazed and has gas central heating and there are newly fitted carpets all the way through. The property retains a wealth of period features such as high ceilings with plaster covings, deep skirting boards, and bespoke cabinets to the alcoves. Outside there is a secure garden to the rear, a low maintenance forecourt to the front, plus a detached garage and private parking space in addition to two parking permits if required. The property is offered with no chain and is an ideal purchase for buyers looking to set up a family home.

Situated in a convenient residential location on the edge of Kendal town centre, Appleby Road enjoys excellent access to a wide range of everyday amenities. supermarkets, independent shops, cafés, restaurants and leisure facilities are all within easy reach.

The property is ideally placed for commuters, with Kendal Railway Station nearby, offering connections to Oxenholme and the West Coast Main Line, whilst the A6 and M6 (Junctions 36 & 37) provide excellent road links throughout the region. The Lake District National Park and Windermere are also within easy driving distance.

Families are well served by a choice of respected schools, including Stramongate Primary School, Castle Park School, The Queen Katherine School and Kirkbie Kendal School, with Kendal College also close by.

Combining convenience, excellent transport links and access to highly regarded schools, Appleby Road is a popular location for families, professionals and commuters alike.

Entrance Hall
The first thing that catches your eye as you enter this welcoming hallway is the beautiful staircase with the stripped pine balustrade that rises to the first floor. From the hallway you gain access to the living room, day room and kitchen, and the ground floor cloakroom.

Living Room
A spacious room that is packed with period features such as the bay window to the front elevation, high ceilings with plaster covings, deep skirting boards and bespoke wooden cabinets and shelving to the alcoves. There is a gas fire with a wooden mantle surround and plenty of room for a sofa, chairs, and other lounge furniture.

Kitchen and Day Room
This room has been opened up to create a spacious and highly social area combing a reception room and the kitchen. The day room could be used as a TV room or dining room depending on your preference, and light pours in from the rear elevation French doors leading to the garden. There is a bespoke cabinet in the alcove with shelving and glass display doors.

The kitchen is fitted with a range of white cabinets at wall and base level and with contrasting worksurfaces over. Integral appliances include a ceramic hob with a chimney style overhead extractor, an electric oven, an undercounter fridge, and an inset stainless steel sink and drainer. There is undercounter space for the likes of a dishwasher, or perhaps a fridge. Should you prefer there is room for a freestanding fridge/freezer.

Utility
The utility is positioned just of the kitchen and there is space and plumbing in here for a washing machine. An external door to the side leads to the garden.

Cloakroom
An excellent addition for a large family terrace is the cloakroom which comprises of a low level WC and a pedestal wash-hand basin. There is also a useful understairs storage cupboard.

First Floor Landing
Accessed via the stairs rising from the entrance hall and providing entry to all three bedrooms and the bathroom.

Bedroom One
A large double room with a window to the front elevation.

Bedroom Two
The second double room has a window to the rear elevation overlooking the garden.

Bedroom Three
And bedroom three is single room with a window to the front elevation.

Bathroom
A quality bathroom with four pieces comprising of double ended bath with a built-in tile surround, a corner shower cubicle with thermostatic control valve, wash-hand basin set in a vanity unit, and a low level WC. The walls are half tiled and there is a heated chrome towel rail.

Garden Areas
The garden to rear has a patio with paving tiles that lead from the French doors in the day room. There is an area laid with artificial lawn, and a gravel area. It is completely secure to the boundaries with a mixture of exposed stone walls and timber fencing. To the front of the house is a low maintenance forecourt with a low wall and weathered limestone boundary to the front and a metal pedestrian gate for access.

Garage & Parking
The property comes with a detached garage with a wooden door and side pedestrian door. Inside there is light and power and alongside is a private parking space. A wooden garden gate leads into the rear garden. You also have access to a residents parking permit and one guest permit.

AML Disclousre
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


Utility Room
6'0" x 4'9"
1.84 x 1.47 m
Kitchen / Living Area
9'5" x 13'10"
2.88 x 4.23 m
8'7" x 7'8"
2.62 x 2.36 m
WC
6'4" x 2'11"
1.95 x 0.91 m
Hallway
5'11" x 14'
1.82 x 4.30 m
10'10" x 14'4"
3.31 x 4.39 m
Ground Floor Building 1
Bathroom
7'9" x 8'8"
2.38 x 2.65 m
9'0" x 12'1"
2.75 x 3.70 m
Landing
2'10" x 7'9"
0.88 x 2.38 m
9'11" x 12'4"
3.04 x 3.78 m
6'11" x 7'6"
2.12 x 2.30 m
W
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Approximate total area(1)
885 ft²
82.4 m²
(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

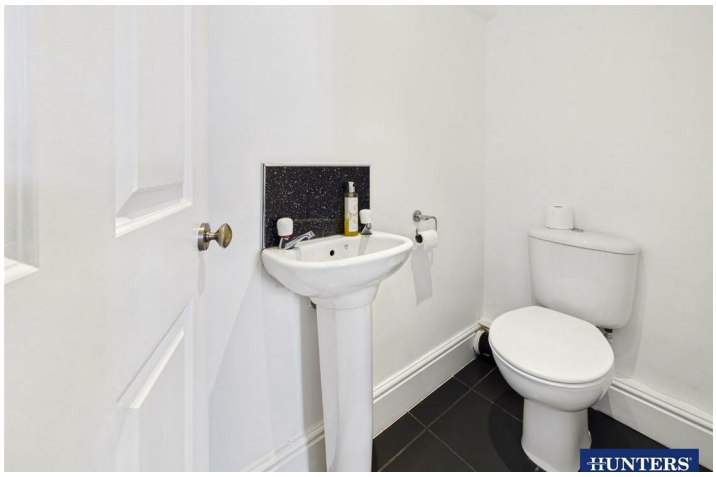

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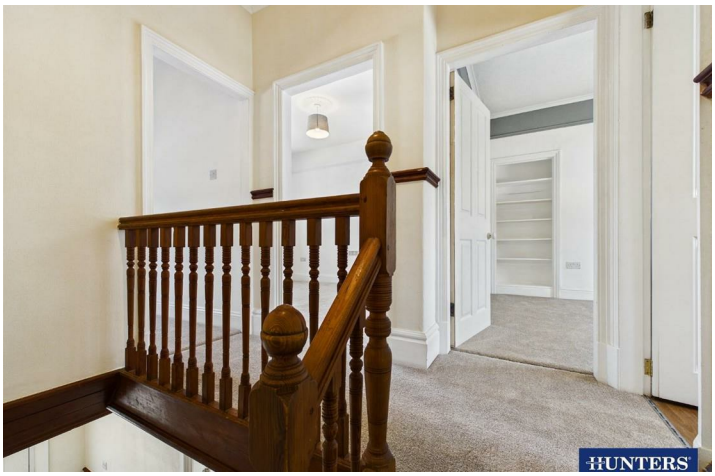

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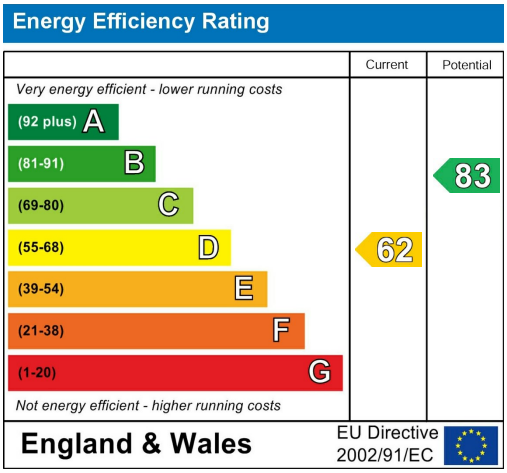


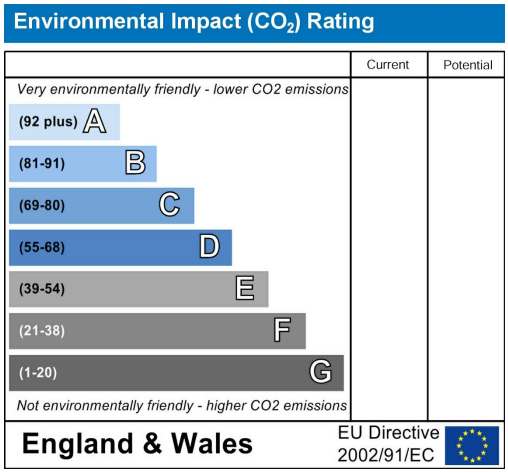






Energy Efficiency Graph





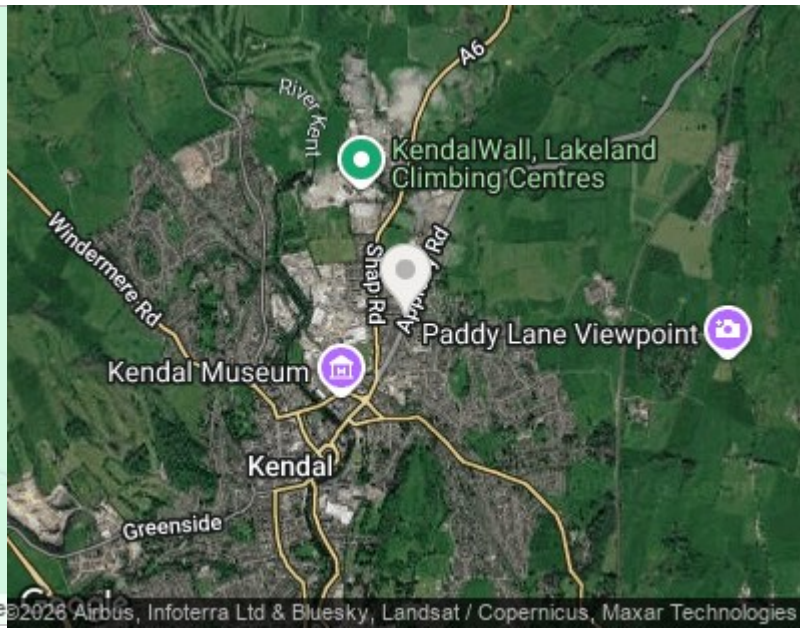
Viewing

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







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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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The Property Ombudsman