

HUNTERS®

HERE TO GET *you* THERE



Hayclose Road

Kendal, LA9 7ND

Guide Price £275,000



Council Tax:



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Entrance Hall

You enter the property via a UPVC door and into a single brick porch that is then open to the entrance hall. Here you will find a useful storage cupboard and access to the living room.

Living Room

17'0" x 12'0" (max) (5.20m x 3.66m (max))

A good sized room with plenty of space for a large 3-piece suit and other living room furniture. There is an electric fire set in a hearth, a large window looking out from the front elevation, and an understairs storage space. From the living room you enter into the kitchen.

Kitchen

14'11" x 9'4" (4.57m x 2.85m)

Another large room and fitted with a range of units at wall and base level and with contrasting worksurfaces over. Integral appliances include an electric oven, an electric hob with an extractor fan over, and an inset one-and-a-half bowl sink and drainer. There is space for a tall fridge freezer and undercounter space for a washing machine and dryer. From the kitchen you make your way into the conservatory.

Conservatory

14'11" x 12'6" (4.57m x 3.83m)

This is a fabulous room, providing additional living space perhaps as a dining room, games room for the family, or just a second sitting room. Separated from the kitchen by double timber doors and you access the rear patio via French Door opening out to the garden area.

First Floor Landing

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

Bedroom One

14'2" x 8'1" (4.33m x 2.48m)

A double room looking out from the front elevation and with an open view up the street and onto a hillside. There is a good sized wardrobe with double doors.

Bedroom Two

12'0" x 6'7" (3.67m x 2.03m)

Also looking out to the front of the property.

Bedroom Three

10'4" x 9'1" (3.17m x 2.77m)

The third bedroom looks over the rear garden area and has a built-in double wardrobe space.

Family Bathroom

6'0" x 5'3" (1.84m x 1.62m)

With a three-piece suite comprising of a bath with electric shower over, a pedestal wash-hand basin, and a WC. There is also a heated towel rail.

Detached Garage

18'0" x 8'6" (5.49m x 2.61m)

A great addition to the property and accessed via the lane from the rear. The garage is bigger than standard (18ft long) and has an up-and-over metal door, and a pedestrian door leading into the garden. With light and power.

Rear Garden

Split into three component parts, you have the patio

immediately outside of the conservatory, and then a few steps up and you tread onto the elevated deck. Past the partial divider and you step into an area that is laid with artificial grass, ideal as a play area for kids or can be used as additional off-road parking for a larger vehicle such as a campervan or commercial van. The whole area is secure with stone wall boundaries, and there are double timber gates into the rear lane.

Off-Road Parking

Plenty of parking is on offer with two side-by-side spaces to the front of the house, the garage to the rear, and the potential to park a larger vehicle through the rear double gates.



Road Map



Hybrid Map



Terrain Map



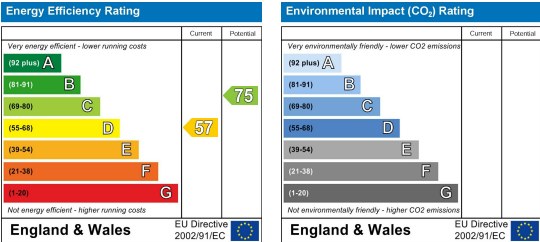
Floor Plan



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.

Energy Efficiency Graph



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.