



21 Beast Banks, Kendal  
£350,000



## 21 Beast Banks

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A well proportioned end-terraced property situated in the desirable area of Beast Banks which is just a short walk from the centre of the market town. The property has far reaching views out towards the Kendal town hall Clock and the Kendal Castle. The property is conveniently placed for Kendal's numerous amenities and is within easy reach of the Lake District National Park, the mainline railway station at Oxenholme and the M6.

Nestled in a prime location close to Kendal town centre, this end-terraced property presents an outstanding opportunity for those seeking a property to invest in. The property is over four floors with each floor comprising kitchen space, living rooms, one bedroom on each floor and bathrooms as well. The lower ground floor has access to the garden and also has gas central heating. The ground floor and second floors both have open plan living areas while the first floor has a separate kitchen and sitting room. With easy access to local transport services, this property offers the perfect balance of urban living and tranquillity.

Step outside into the landscape garden at the rear of the property and immerse yourself in a haven of relaxation and natural beauty.

Surrounded by picturesque views of Kendal Town Hall Clock and Kendal Castle, this garden provides the ideal setting for both entertaining and unwinding. From the gravelled seating areas at the bottom of the garden to the artificial turf at the top, there's a perfect spot for every occasion. Whether enjoying a morning coffee in the fresh air or hosting a barbeque with friends, this outdoor space offers a seamless extension of the indoor living areas, creating a harmonious blend of comfort and serenity.

The property has been ran as four separate flats by the owners which could also be carried on if the new owners were looking to have the property as a rental property.

- End terraced property
- Close to town centre
- Four reception rooms
- Views of Kendal Castle
- Kitchens on each floor
- Landscape garden to the rear
- Four bedrooms
- On street parking
- Four bathrooms
- Easy access to local transport services

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND A**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal town hall follow the road up Beast Bank Road which bears round to the left where number 21 is on the left.

**WHAT3WORDS:** open.juices.broom





## LOWER GROUND FLOOR

### SITTING ROOM

15' 5" x 10' 10" (4.71m x 3.30m)

### KITCHEN

10' 6" x 8' 3" (3.19m x 2.52m)

### BEDROOM

9' 5" x 6' 6" (2.88m x 1.99m)

### BATHROOM

7' 0" x 6' 1" (2.13m x 1.86m)

## GROUND FLOOR

### MAIN ENTRANCE HALL

8' 9" x 5' 10" (2.66m x 1.78m)

### HALLWAY

5' 0" x 3' 1" (1.52m x 0.95m)

### OPEN PLAN LIVING AREA

16' 1" x 11' 9" (4.91m x 3.58m)

### BEDROOM

16' 11" x 10' 7" (5.16m x 3.23m)

### BATHROOM

8' 11" x 2' 3" (2.73m x 0.68m)



## FIRST FLOOR

### LANDING

10' 3" x 5' 8" (3.13m x 1.73m)

### HALLWAY

3' 0" x 3' 0" (0.92m x 0.91m)

### SITTING ROOM

11' 9" x 10' 4" (3.58m x 3.15m)

### KITCHEN

11' 7" x 5' 6" (3.52m x 1.68m)

### BEDROOM

16' 11" x 10' 2" (5.16m x 3.09m)

### EN-SUITE

5' 6" x 4' 1" (1.67m x 1.25m)

## SECOND FLOOR

### LANDING

3' 3" x 2' 8" (0.98m x 0.81m)

### OPEN PLAN LIVING AREA

15' 11" x 13' 3" (4.85m x 4.04m)

### BEDROOM

13' 10" x 11' 3" (4.22m x 3.43m)

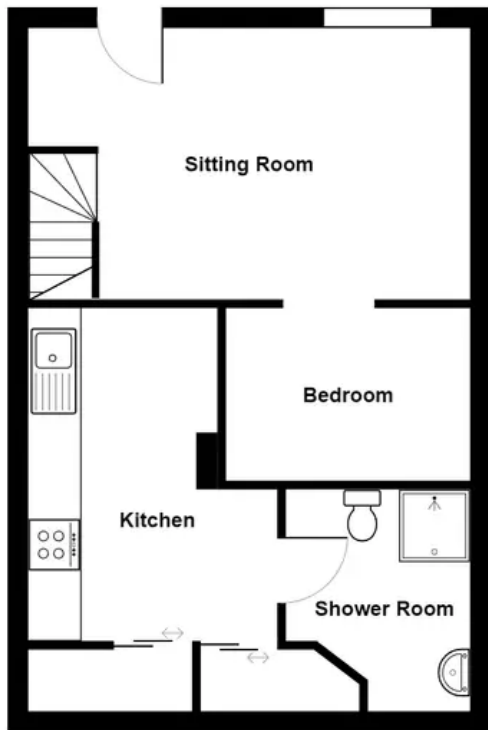
### EN-SUITE

6' 7" x 5' 5" (2.01m x 1.65m)

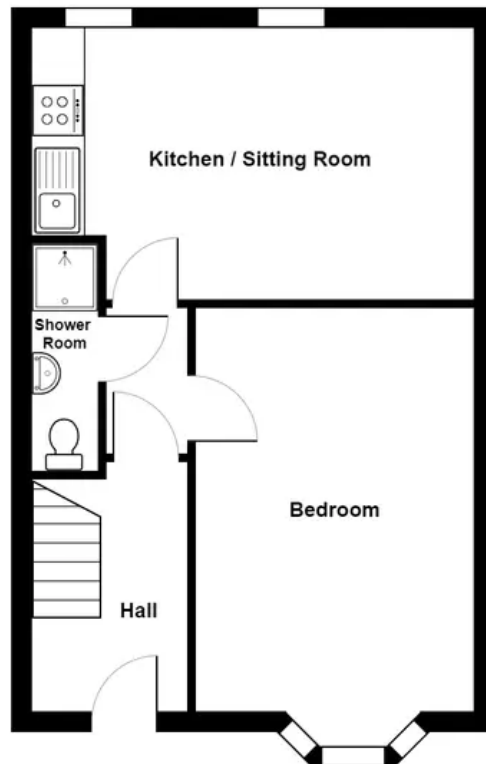




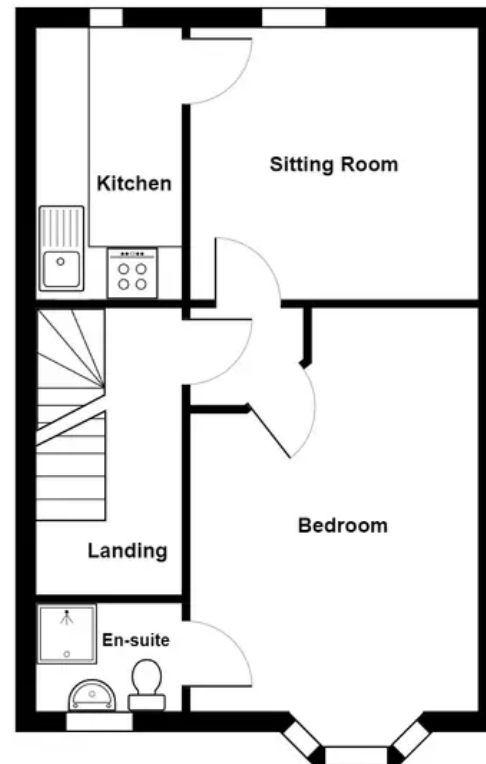




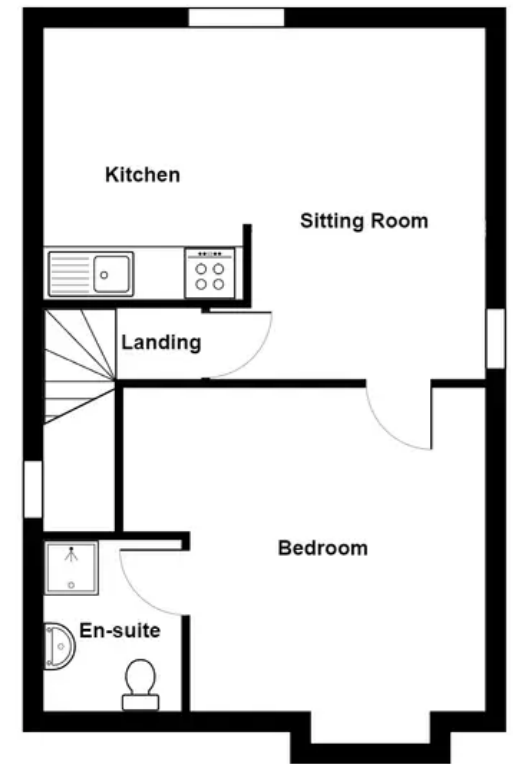
Lower Ground Floor



Ground Floor



First Floor



Second Floor

21 Beast Banks, Kendal

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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