



9 Rydal Road, Kendal  
£225,000





## 9 Rydal Road

### Kendal

A well-proportioned semi-detached house located in a popular residential area conveniently placed for the amenities available both in and around the market town of Kendal. The property is within easy reach of the mainline railway station at Oxenholme and offers easy access to both the Lake District and Yorkshire Dales National Parks and road links to the M6. Located within a peaceful neighbourhood, this semi-detached house offers a wonderful opportunity for comfortable living. When entering the property, you will find yourself in the entrance hall which leads to the kitchen and the sitting room. On the right is the sitting room which has ample space for a dining table which is perfect for dining with the family and entertaining guests. From here take a look in the study/bedroom which has space for a double bed or a sofa bed if you looked to having the room as an office, carrying on through to the next room which is the wet room which comprises a W.C., wash hand basin and a walk-in shower. The kitchen features convenient side access, and space for all your cooking needs with the added benefit of a handy pantry. Heading upstairs you can find the two other double bedrooms both being light and airy with one having a built-in cupboard. Complimenting the two double bedrooms is a family bathroom which comprises a W.C., wash hand basin and bath with a shower over. Outside, the property offers a delightful mix of outdoor spaces to enjoy throughout the seasons. At the front of the house, a well-stocked garden greets residents and visitors alike, with the rear of the property featuring a paved patio, perfect for al fresco dining or simply basking in the sun. Beyond the patio lies a spacious lawn garden, offering ample opportunities for gardening enthusiasts or families with children to enjoy outdoor activities. Whether you are seeking a peaceful retreat or a space to create cherished memories with loved ones, this property offers a wonderful canvas to make your dream lifestyle a reality. Additionally, the absence of an upper chain ensures a smooth and hassle-free purchasing process.



- Semi detached house
- Double glazing
- Light and airy sitting/dining room
- On road parking applies
- Kitchen with side access
- Gardens to front and rear
- Three bedrooms
- No upper chain
- Bathroom and wetroom
- Gas central heating

#### **EPC RATING C**

#### **SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

#### **COUNCIL TAX: BAND B**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal town centre take the A6 Sandes Avenue. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue up the A684 and at the brow of the hill turn left on to Sandylands Road. Turn left on to Jenkin Rise and right in to Kentdale Road, merge in to Rydal Road and immediately after the entrance to High Cragg Close you will find number 9 located on the left overlooking the green.

**WHAT3WORDS:** piglets.fussy.cherish





## GROUND FLOOR

### ENTRANCE HALL

10' 3" x 5' 10" (3.13m x 1.79m)

### SITTING/DINING ROOM

19' 4" x 11' 1" (5.90m x 3.39m)

### KITCHEN

9' 2" x 7' 10" (2.80m x 2.40m)

### BEDROOM/STUDY

10' 1" x 8' 8" (3.08m x 2.63m)

### WET ROOM

8' 8" x 6' 8" (2.64m x 2.03m)

## FIRST FLOOR

### LANDING

6' 7" x 4' 4" (2.01m x 1.32m)

### BEDROOM

17' 6" x 8' 6" (5.34m x 2.59m)

### BEDROOM

10' 6" x 10' 2" (3.20m x 3.10m)

### BATHROOM

6' 11" x 6' 8" (2.12m x 2.02m)















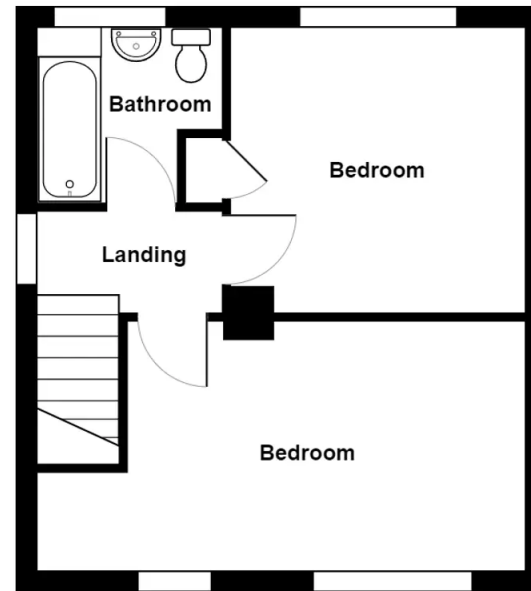




**Ground Floor**

9 Rydal Road, Kendal  
 Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>

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



**First Floor**

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