



46 Hayclose Road, Kendal
£225,000



46 Hayclose Road

Kendal

A mid terraced property situated on the popular Kendal Parks Estate and being situated directly on a bus route into the town centre and has easy access to Oxenholme Train Station and the M6 Motorway.

Nestled in a sought-after location, this 3-bedroom mid-terraced house offers a wonderful opportunity to embrace comfortable and convenient family living. The property boasts a warm and welcoming ambience with a spacious sitting room and a separate dining room providing ample space for entertaining or relaxation. The kitchen features understairs storage and direct access to the rear garden, making outdoor dining a breeze. The property benefits from double glazing and gas central heating, ensuring a cosy atmosphere throughout. Ideally located, this home is within close proximity to local transport services, amenities, and the town centre, offering convenience at every turn.

Step through the rear garden of this delightful property and discover a fully enclosed outdoor space that is both private and inviting. A concrete path leads through a well-kept lawn with established trees and hedges, creating a peaceful retreat for outdoor enjoyment. At the very rear of the garden, a convenient garden shed offers additional storage space. To the front, a long lawn lined with trees and hedges enhances the kerb appeal of the home and provides a lovely outdoor setting. With gardens to both the front and rear, this property offers the perfect balance of indoor comfort and outdoor serenity, creating a harmonious living environment for the lucky new owners.

- Mid terraced property
- Close to local transport services and amenities
- Two reception rooms with a sitting room and dining room
- Double glazing and gas central heating
- Kitchen with understairs storage and access to the garden
- Easy access to the town centre
- Three bedrooms with two being doubles
- Gardens to both the front and rear
- Three piece suite bathroom
- On street parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

Head south out of the town on the A65 Burton Road passing the Leisure Centre on the left. At the traffic lights turn left onto the B6254 Oxenholme Road. At the traffic lights turn left into Kendal Parks Road bearing right at the bend into Hayclose Road. Number 46 can be found on the right.

WHAT3WORDS: local.lanes.legs





GROUND FLOOR

ENTRANCE HALL

5' 6" x 5' 2" (1.67m x 1.57m)

SITTING ROOM

13' 7" x 13' 5" (4.14m x 4.09m)

DINING ROOM

10' 5" x 8' 0" (3.18m x 2.45m)

KITCHEN

10' 7" x 8' 3" (3.22m x 2.51m)

FIRST FLOOR

LANDING

9' 4" x 5' 8" (2.85m x 1.73m)

BEDROOM

14' 0" x 9' 5" (4.26m x 2.87m)

BEDROOM

10' 1" x 9' 5" (3.07m x 2.87m)

BEDROOM

8' 6" x 6' 9" (2.58m x 2.06m)

BATHROOM

6' 8" x 5' 5" (2.03m x 1.64m)











Ground Floor

Approximate total area⁽¹⁾

748.51 ft²

69.54 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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