

Burneside

£195,000

13 Hall Park, Burneside, Kendal, LA9 6QF

Welcome to 13 Hall Park, a three-bedroom end-terraced home situated within the Hall Park residential area of Burneside. Occupying a quiet and convenient position, the property is within easy reach of the local shop, primary school and regular bus services. Offered for sale with no upward chain, this home presents an exciting opportunity for a variety of buyers, including first-time buyers, investors and those looking for a property with scope to make their own.

Quick Overview

- End terraced property
- Three bedrooms
- Two versatile reception rooms
- Useful utility space
- Subject to a local occupancy clause
- Front and rear gardens
- Opportunity for modernisation
- Perfect for first-time buyers
- No upward chain!
- Ultrafast broadband speed*

3 | 1 | 2 | C | *Ultrafast Broadband* | *On-Street Parking*

Property Reference: K7387



Front External



Entrance Hall



Living Room



Dining Room

Kendal town centre is just a short distance away, offering a range of shops, bars and restaurants, while nearby Windermere Road provides convenient access towards the Lake District. Combining a well-established residential setting with plenty of potential, this property is well worth a closer look.

Entering from the rear, a porch provides access to a downstairs cloakroom, fitted with a WC, wash hand basin and rear aspect window. To the left is a useful utility space, offering versatility for appliances such as a washing machine or fridge freezer, with further potential for use as a pantry area.

The kitchen comprises a range of wall and base units, part-tiled splashbacks, space for a freestanding cooker and undercounter fridge, and a sink with drainer positioned beneath a rear aspect window. A separate door leads to a useful pantry cupboard. An opening leads through to the dining room, where a front aspect window allows natural light into the space.

A further door leads to the front entrance hall, which benefits from an understairs cupboard with shelving, providing useful additional storage. From here, a door opens into the spacious living room, where dual aspect front and rear windows bring in natural light. Offering generous proportions, this room provides an excellent opportunity to create a welcoming and comfortable living space tailored to individual tastes.

Stairs rise to the first floor, where built-in wardrobes span the rear wall, offering ample storage for coats and household items. One of the cupboards houses the Baxi boiler. Bedroom two is positioned alongside the bathroom and is a double room with front aspect windows and double internal wardrobes, providing space for both shelving and hanging.

The shower room comprises a large walk-in shower with panelled walls, a glass screen and handheld shower attachment, alongside a WC, wash hand basin, part-tiled walls and a rear aspect window.

Bedrooms one and three are situated at the opposite end of the first floor. Bedroom one is a double room with a front aspect window and internal double storage cupboard, while bedroom three is a single room with a rear aspect window and its own internal cupboard.

Externally, the property benefits from a rear patio enclosed by fencing, creating a degree of privacy and offering space for a bistro set or outdoor seating. A shed to the side of the property provides a divide, although its removal could create access around the side of the house to the front. To the front, a flagged pathway leads from the communal courtyard to the entrance door, with planted beds to either side containing a variety of plants, trees and shrubs. The space offers scope to create an attractive approach, with a further flagged pathway leading around the side towards the parking shed.

Offering three bedrooms, a convenient location and plenty of scope to personalise, 13 Hall Park presents an opportunity to create a home suited to your own style and requirements. With no upward chain, this is a property worth viewing to appreciate the possibilities on offer. Early viewing is recommended.

Request a Viewing Online or Call 01539 729711



Kitchen



Utility Room



Rear Porch



First Floor Landing



Bedroom Three



Bedroom One

Accommodation with approximate dimensions:

Ground Floor

Rear Porch
6' 7" x 2' 10" (2.01m x 0.88m)

Cloakroom
5' 8" x 2' 9" (1.73m x 0.86m)

Utility
5' 10" x 9' 5" (1.8m x 2.88m)

Kitchen
9' 5" x 6' 11" (2.88m x 2.11m)

Dining Room
9' 6" x 9' 1" (2.9m x 2.78m)

Front Porch
5' 10" x 6' 6" (1.78m x 2m)

Living Room
10' 3" x 16' 5" (3.13m x 5.01m)

First Floor Landing
9' 7" x 4' 11" (2.93m x 1.5m)

Bedroom Two
9' 9" x 10' 8" (2.99m x 3.26m)

Shower Room

Bedroom Three
9' 10" x 6' 10" (3.01m x 2.1m)

Bedroom One
13' 5" x 9' 4" (4.11m x 2.87m)

Parking:
On-Road Parking

Tenure:
Freehold

Council Tax:
Westmorland and Furness Council - Band B

Services:
Mains water, mains electricity, mains gas and mains drainage.

What3Words & Directions:
///reinforce.scooters.spirits
On entering the village of Burneside from Kendal continue through the village taking the right turning after the primary school and then first right into Hall Park. Follow the road round the left hand corner, then bear right and take the first right turning, number 13 can be located at the bottom on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom Two



Shower Room



Rear External



Rear Patio



Side External

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering Regulations:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Agents Note:

Please note that the property is subject to the grant of probate.

The property is also subject to a local occupancy clause, as detailed in the 1983 Conveyance. Any prospective purchaser will be required to provide evidence to the council that they meet the local occupancy criteria, which typically requires proof of having lived or worked in the local area for at least three years. Once the council is satisfied that the criteria have been met, consent will be issued to the purchaser's solicitor.

Meet the Team

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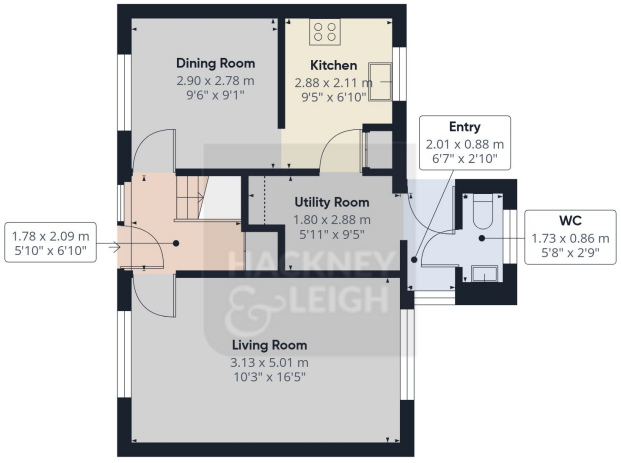


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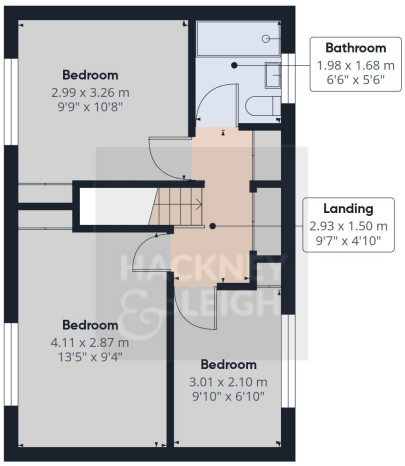


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Floor 0



Floor 1

Approximate total area(1)

80 m²

858 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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