

HACKNEY & LEIGH

Kendal

£175,000

34 Wasdale Close, Kendal, Cumbria, LA9 7JQ

Situated within a peaceful residential cul-de-sac in the highly sought-after Heron Hill area of Kendal, this readily available two-bedroom flat offers practical, low-maintenance accommodation, ideally suited to first-time buyers, downsizers or those seeking a convenient base in the heart of the Lake District.

Quick Overview

- Two bedroom flat
- Open plan living/dining space
- Double bedroom with fitted wardrobe
- Great location for Kendal amenities
- Ideal first property or investment
- Low maintenance accommodation
- Great access to transport links
- No onward chain!
- Allocated parking
- Ultrafast Broadband available

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Property Reference: K7391



Hallway



Living / Dining room



Living / Dining room



Kitchen

The accommodation centres around an open-plan living and dining area, with glazed patio doors to the front opening onto a Juliet balcony overlooking the development. There is ample room for comfortable seating alongside a dedicated dining area, creating a versatile space for both everyday living and entertaining. The partially separated kitchen is well equipped with a four-ring gas hob, concealed extractor, inset sink with drainer and space and plumbing for a washing machine.

The principal bedroom is a comfortable double, complete with built-in wardrobes, while the second bedroom offers flexibility as a single bedroom, nursery or home office. A house bathroom completes the accommodation, fitted with a panelled bath and overhead shower, WC and vanity wash basin.

Externally, the property benefits from allocated parking and access to a communal garden, providing useful outdoor space without the upkeep of a private garden.

Wasdale Close enjoys an excellent position with a range of everyday amenities within easy walking distance, including a Spar shop, Kendal Leisure Centre and Asda supermarket. The historic ruins of Kendal Castle are also just a short stroll away, offering a wonderful local landmark and attractive walking routes. Oxenholme railway station, Westmorland General Hospital and Kendal town centre are all readily accessible by foot, car or local bus, making this a particularly convenient location for commuters and those wishing to enjoy everything the area has to offer.

Offered for sale with no onward chain, this property represents an excellent opportunity for a range of buyers, whether looking for a first home, a more manageable next step or an investment in the South Lakes area.

Accommodation with approximate dimensions

Hallway

Living/dining space 11' 10" x 19' 11" (3.62m x 6.09m)

Kitchen 9' 0" x 7' 9" (2.76m x 2.38m)

Bedroom One 8' 10" x 9' 8" (2.71m x 2.95m)

Bedroom Two 11' 1" x 5' 2" (3.38m x 1.58m)

House Bathroom

Property Information

Parking: Allocated parking with two visitor parking spaces available for the development.

Tenure: Leasehold - 999 years from 1 January 1997

Request a Viewing Online or Call 01539 729711

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

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

Council Tax: Westmorland and Furness Council Tax Band: B

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions ///locals.sprint.winter

Wasdale Close is situated on the popular Castle Meadows development. Turn left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left. Bear left into Wasdale Close and take the second turning right into the cul-de-sac. 34 is located within the first building within the cul-de-sac on the left hand side.

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).



Bedroom One



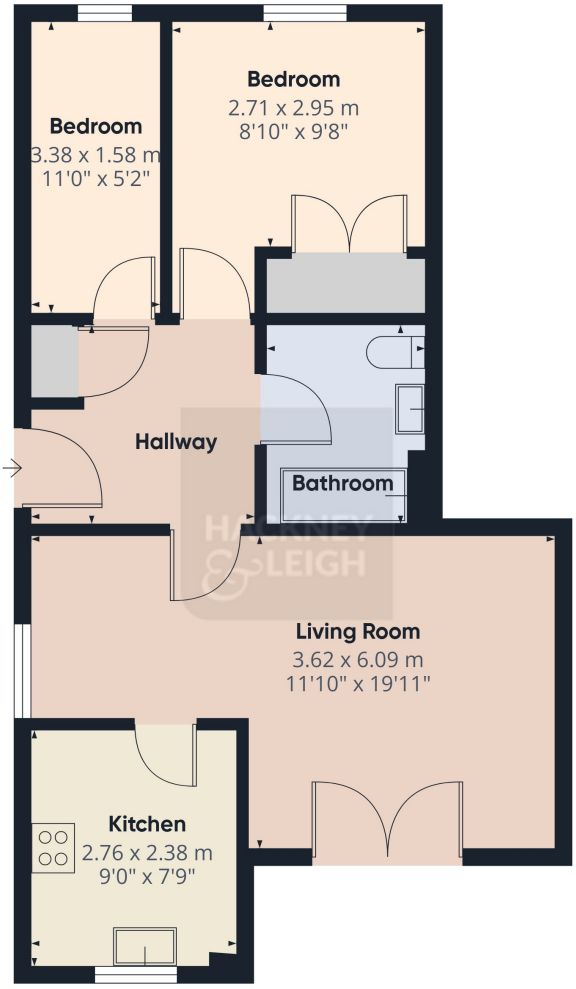
Bedroom Two



Bathroom



Communal Rear Yard





Approximate total area(1)

49.8 m²

536 ft²

(1) Excluding balconies and terraces

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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