



38b Greenside, Kendal

£225,000



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Set within a desirable Kendal location, this charming period building offers an appealing blend of character and convenience. Enjoying easy access to Kendal town centre with its wide range of shops, cafes and amenities, the property is also perfectly positioned for quick routes to the M6 motorway and the Lake District. The property is within walking distance of many green spaces, while its elevated position affords pleasant views and a peaceful atmosphere, enhancing the overall appeal of this distinctive home.

Inside, the apartment offers a bright and welcoming landing with a useful utility area, leading into a spacious open plan kitchen, dining and living area that blends modern living with period charm and features a striking fireplace, log burning stove and original floorboards. The first double bedroom is generously sized and enhanced by its own attractive feature fireplace, while the second double bedroom provides flexible space for guests, work or relaxation. The main bathroom includes a full-size bath for unwinding in comfort, and a separate shower room adds further convenience with its modern, practical design.

DIRECTIONS: Head up Allhallows Lane. Continue as the road bends and becomes Beast Banks. Follow Beast Banks uphill until it becomes Greenside. As you go up Greenside you'll pass the pub The Rifleman's Arms on your right and a green space on your left. Continue a little further, 38B Greenside sits on the right-hand side at the corner with Bank Street. Access is at the side of the building, steps lead up to the top-floor flat.

SERVICES: Mains electric, mains gas, mains water, mains drainage

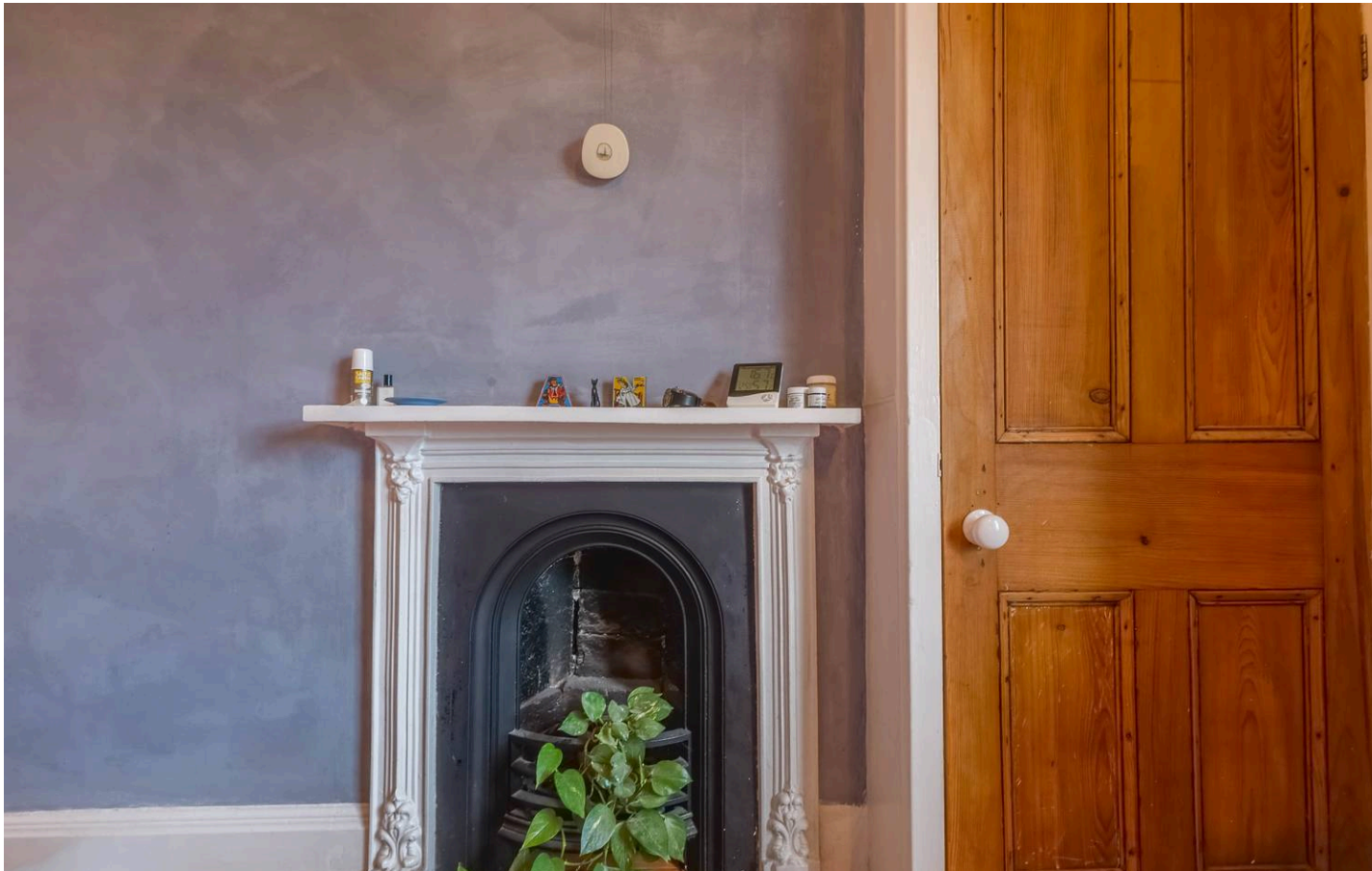
EPC RATING: D

COUNCIL TAX BAND currently: B

TENURE: SHARE OF FREEHOLD

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.





HALLWAY

5' 6" x 8' 4" (1.68m x 2.55m)

BATHROOM

6' 6" x 9' 3" (1.98m x 2.83m)

BATHROOM

8' 5" x 4' 0" (2.56m x 1.21m)

BEDROOM

9' 9" x 12' 1" (2.97m x 3.68m)

LANDING

8' 6" x 7' 2" (2.58m x 2.19m)

BEDROOM

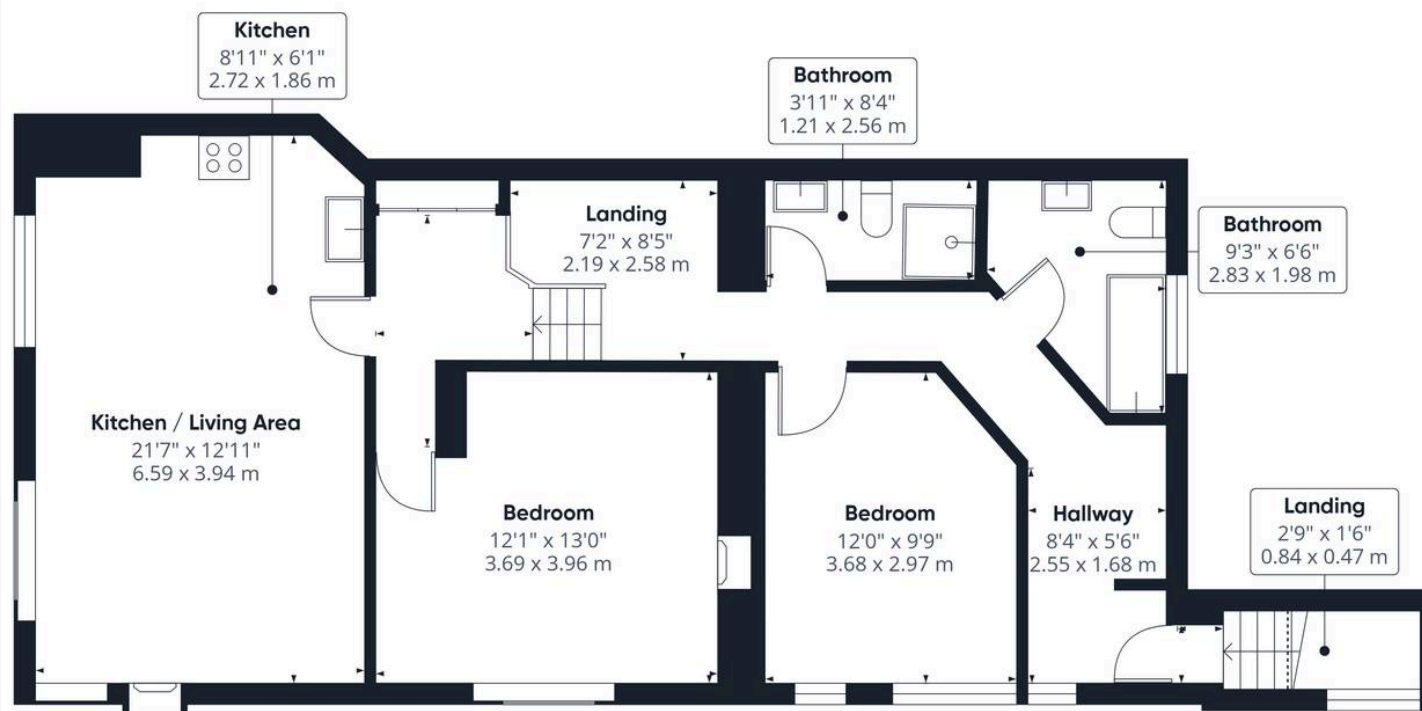
13' 0" x 12' 1" (3.96m x 3.69m)

KITCHEN / LIVING AREA

12' 11" x 21' 7" (3.94m x 6.59m)

- Desirable Kendal location tucked in a sought-after area with excellent links to the town centre and local amenities
- Period property full of character original details and charm throughout
- Top floor apartment bright, peaceful position with a sense of privacy
- Open plan kitchen dining living area modern, social layout ideal for entertaining
- Feature fireplace log burner in the lounge attractive focal point that enhances period character
- Two double bedrooms generously sized, with one benefiting from a feature fireplace
- Two bathrooms one with a bath and one with a shower for added convenience
- Lovely landing with useful landing space and utility area
- Great views elevated outlook offering pleasant vistas across the surrounding area
- Excellent transport links easy access to the M6 and quick routes into the Lake District, plus walking distance to Kendal's shops, cafes and services





Approximate total area⁽¹⁾
847 ft²
78.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360

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