



13 Parkside Road, Kendal
£375,000



13 Parkside Road

Kendal

Occupying a convenient position within Kendal, this stone built home offers spacious and versatile accommodation arranged across three floors. Combining character features with flexible living space, the property is well placed for access to Kendal town centre, local schools including Kirkbie Kendal School and Kendal College, together with convenient access to the A591 and M6

The ground floor accommodation includes a sitting room and separate dining room, providing well balanced reception space suited to both everyday living and entertaining. A spacious fitted kitchen is complemented by a useful utility room and ground floor WC, adding further practicality.

To the first floor are two double bedrooms together with a fourth bedroom which is currently utilised as a study, offering flexibility to suit a variety of requirements. A bathroom and separate shower room serve the accommodation. The second floor provides a further double bedroom, creating a versatile layout well suited to modern family living.

Externally, the property benefits from a forecourt garden to the front together with an enclosed rear garden. A particular feature is the detached garage, currently utilised as a studio, providing valuable additional space with a range of potential uses. Permit parking is available.

Combining generous accommodation, flexible living space and a convenient location, this is an excellent opportunity to acquire a characterful home within easy reach of Kendal's amenities and surrounding transport connections.

- Stone built end terraced home arranged across three floors
- Spacious fitted kitchen
- Sitting room and separate dining room
- Utility room and ground floor WC
- Three double bedrooms
- Additional study/occasional bedroom
- Bathroom and separate shower room
- Rear garden
- Detached garage/studio
- Convenient location close to schools and transport links

WHAT3WORDS://appear.guilty.fruit

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





ENTRY

16' 1" x 2' 11" (4.91m x 0.90m)

LIVING ROOM

16' 0" x 10' 10" (4.88m x 3.30m)

DINING ROOM

14' 1" x 10' 7" (4.29m x 3.23m)

KITCHEN

16' 2" x 15' 1" (4.92m x 4.60m)

UTILITY ROOM

6' 8" x 4' 0" (2.04m x 1.22m)

WC

6' 6" x 3' 5" (1.99m x 1.04m)

LANDING

9' 3" x 5' 5" (2.83m x 1.65m)

BEDROOM

14' 0" x 12' 4" (4.26m x 3.76m)

WARDROBE

4' 9" x 4' 5" (1.45m x 1.35m)

BEDROOM

13' 1" x 9' 4" (3.98m x 2.85m)

BEDROOM

12' 10" x 5' 5" (3.92m x 1.66m)

LANDING

4' 7" x 3' 1" (1.39m x 0.95m)

BEDROOM

14' 7" x 10' 0" (4.45m x 3.06m)

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)

SHOWER ROOM

6' 8" x 5' 4" (2.04m x 1.62m)

GARAGE

19' 7" x 16' 10" (5.98m x 5.13m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1798 ft²

167.1 m²

Reduced headroom

36 ft²

3.3 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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