



31 Yeats Close, Kendal – LA9 5HY

Kendal

Offers Over **£350,000**

31 Yeats Close

Kendal, Cumbria

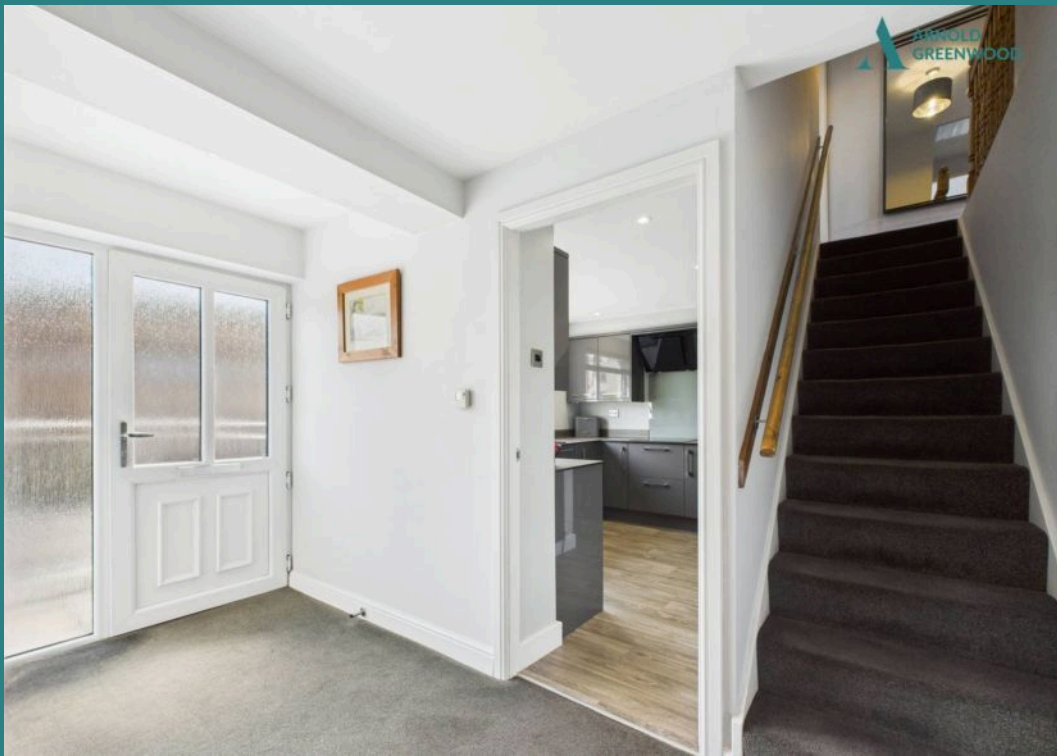
Nestled within a sought-after residential area, this semi-detached house presents an enticing opportunity for those seeking a harmonious blend of versatile living spaces and contemporary comforts.

The property boasts four generously proportioned bedrooms, providing ample accommodation for both families and individuals alike. On the ground floor, the fourth double bedroom has an en-suite offering flexible living options and the potential to serve as an additional reception room. Also has a sizeable, accessible boarded loft space ideal for storage.

Modern bathroom facilities are available on each level of the house, ensuring absolute convenience for residents. The cohesive design approach extends to the exterior, where a generously sized rear garden awaits. Complete with a useful summerhouse for storage, this space offers a perfect canvas for outdoor leisure activities or potential gardening endeavours.

Adding to the appeal of this property is a driveway that comfortably accommodates three/four vehicles, providing convenience and security with off-road parking. The sense of practicality seamlessly extends to the interior of the house, where a spacious open-plan kitchen/living room serves as the heart of the home. This area is thoughtfully designed to promote a seamless flow between culinary activities and relaxation, with the added comfort of a cosy log burner enhancing the homely ambience.





Hallway

11' 7" x 8' 9" (3.52m x 2.66m)

Kitchen

8' 8" x 11' 1" (2.64m x 3.37m)

Living Room

13' 6" x 20' 8" (4.12m x 6.29m)

Garage Conversion/Bedroom Four

17' 1" x 8' 6" (5.21m x 2.60m)

Ground Floor Bathroom

8' 0" x 8' 5" (2.45m x 2.57m)

First Floor Landing

5' 9" x 3' 2" (1.74m x 0.97m)

Bedroom One

10' 7" x 12' 0" (3.22m x 3.66m)

Bedroom Two

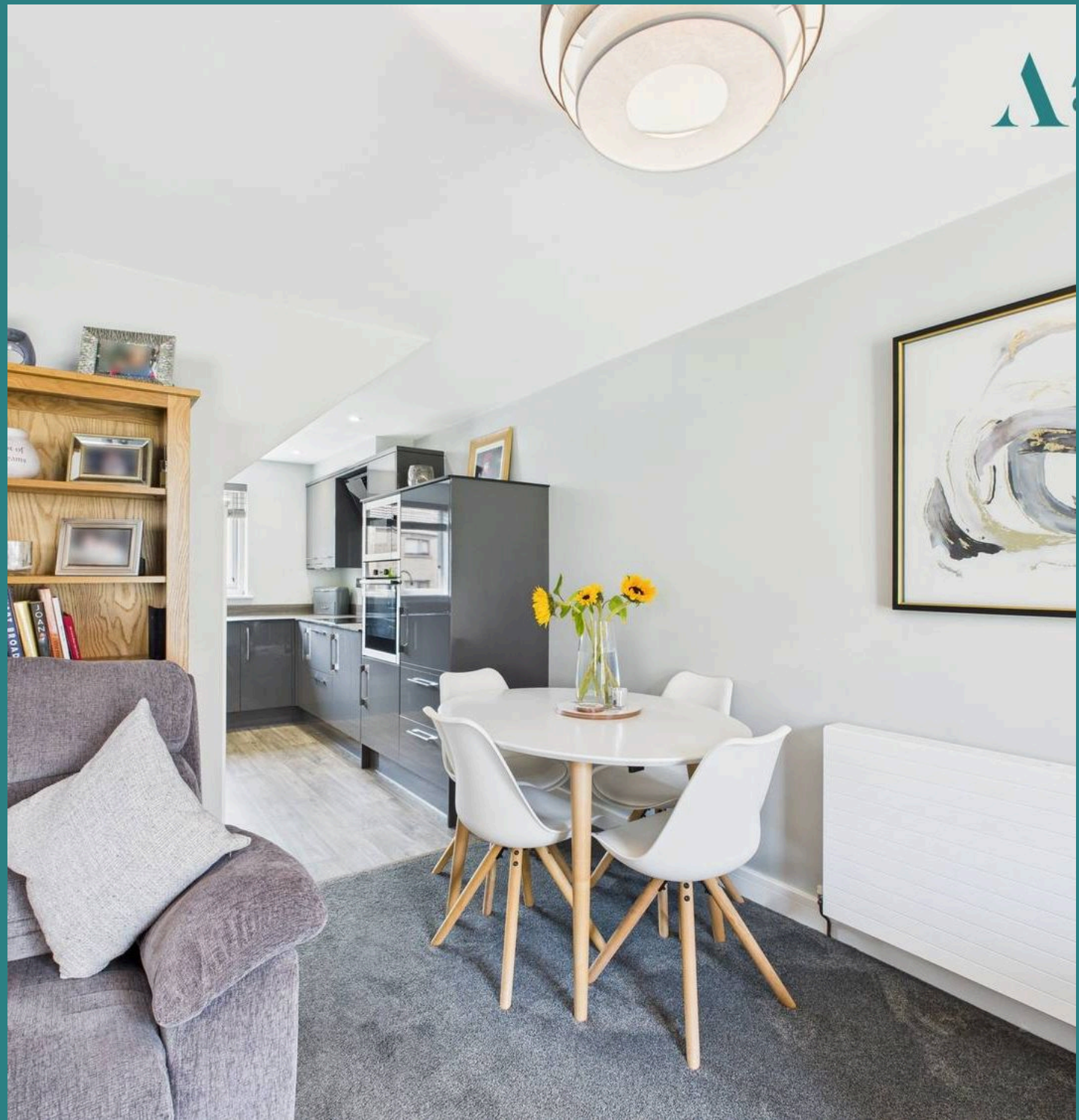
9' 8" x 9' 0" (2.94m x 2.74m)

Bedroom Three

10' 9" x 8' 6" (3.27m x 2.58m)

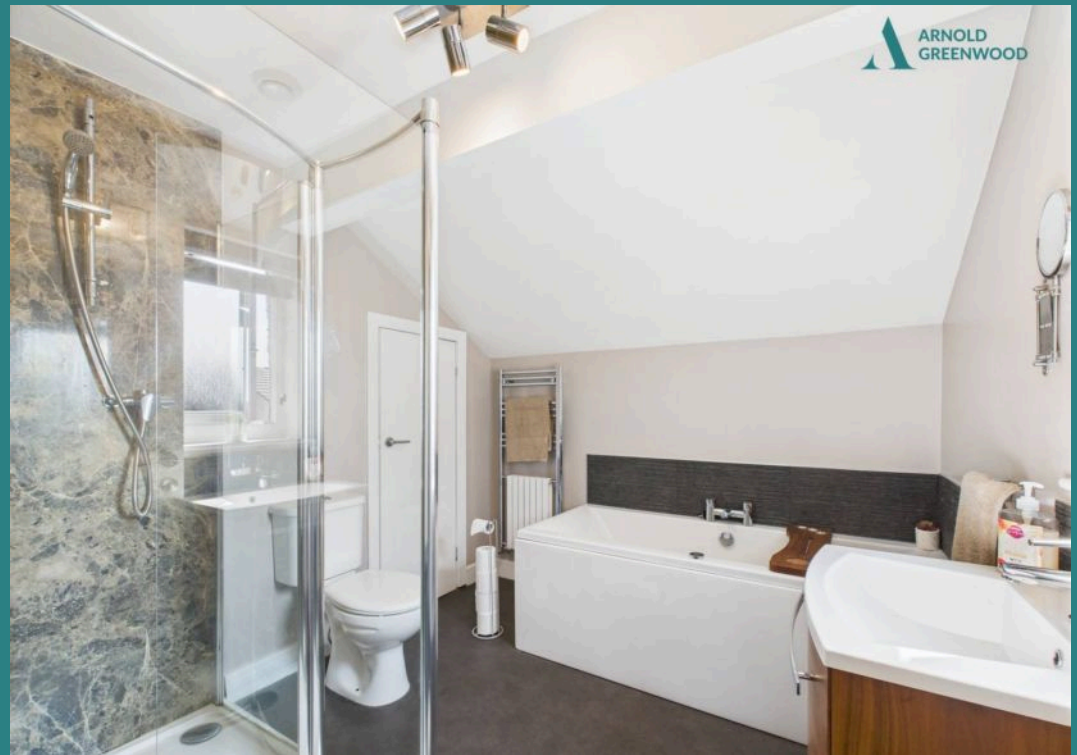
First Floor Bathroom

8' 8" x 8' 2" (2.65m x 2.49m)









GARDEN

Spacious rear garden with paved patio, an artificial lawned area, and a useful summerhouse.

Driveway

4 Parking Spaces

Off-road parking for 3/4 vehicles.

Beyond the functional aspects, the property exudes an inviting charm that is accentuated by its tasteful aesthetics and quality finishes throughout. The neutral colour palette creates a canvas for personalisation, allowing new owners to infuse their individual style and preferences into the space.

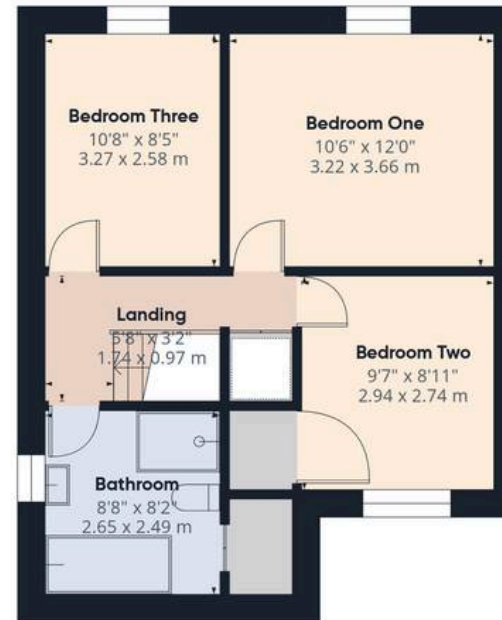
In summary, this semi-detached house presents a rare opportunity to acquire a home that is both practical and welcoming, with a versatile layout that accommodates modern living needs. This property offers a harmonious balance of comfort and functionality, ideal for those seeking a place to call home.

EPC Energy Efficiency: C

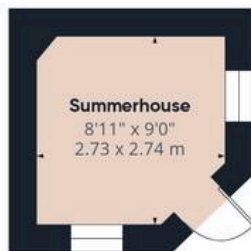




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1239 ft²

115.2 m²

(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.

GIRAFFE360



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