



9 MARTINDALES YARD, LIBRARY ROAD, KENDAL, CUMBRIA, LA9 4TB  
**£205,000**

**MILNE MOSER**  
SALES + LETTINGS



9 MARTINDALES YARD  
LIBRARY ROAD  
KENDAL  
LA9 4TB



2



1



2



CAR PORT

#### OVERVIEW

Located just a hop, skip and a jump from the town centre, this modern town house is neutrally decorated throughout and ready to move into. Ideal for professionals, those looking to downsize or buyers wishing to purchase a weekend bolt hole, the accommodation is easily managed and has a versatile layout. The generous open plan lounge dining kitchen is on the first floor ensuring the space is light and bright with dual aspect windows, the master bedroom is on the second floor and is fitted with an extensive quality range of furniture and has an ensuite. The second bedroom is on the ground floor and there is an adjacent shower room facility making this room perfect for guests. Kendal's vibrant town centre is close by with a selection of restaurants, cafes, pubs and shops just a short stroll away. The property also boasts a car port - a real bonus in this location. Available with no onward chain.

#### ACCOMMODATION

Approaching from Martindales Yard, a brightly coloured front door leads into:

#### HALL

Practical easy to clean wood style flooring, hanging space for coats, a radiator and downlights. There is a useful under stairs cupboard plus meter and consumer unit cupboards. Stairs lead to the first floor.

#### FIRST FLOOR LANDING

Stairs continue to the second floor and there is a double glazed window to the rear elevation. Downlights.







#### OPEN PLAN LOUNGE DINING KITCHEN

18' 6"/11' 9" x 24' 6"/6' 0" (5.63m/3.58m x 7.47m/1.86m)

A generous L shaped space, easily allowing for both lounge and dining furniture. A double glazed window in the lounge area faces the rear aspect and there are two double glazed windows in the kitchen facing the front - one being a feature cantilever window. The kitchen area is fitted with cream slab fronted base and wall units with wood grain effect worktops and splashbacks. Stainless steel one and half bowl sink with drainer, a NEFF electric hob with hood above and an electric oven. Integrated fridge freezer, plumbing for a washing machine and the Vaillant boiler is within and wall cupboard. Under unit lighting, downlights, a television point and three radiators.

#### SECOND FLOOR LANDING

Downlights.

#### BEDROOM

14' 5"/9' 1" x 16' 6" (4.39m/2.77m x 5.04m) max

A good sized double bedroom within the roof space and having a view over gardens and rooftops towards Booths Supermarket and Car Park. Fitted with an extensive range of furniture, supplied by Webbs of Kendal. There is a double wardrobe, dressing tables units, drawers and a further double cupboard - all finished in white within wood grain cabinets. Radiator, television and telephone points and downlights. There is access to two eaves storage spaces - one is concealed to the rear of the double wardrobe and both spaces have a light.

#### ENSUITE

5' 6" x 7' 2"/4' 3" (1.68m x 2.18m/1.3m)

Fitted with a WC, wash hand basin and cubicle with folding doors. There is white tiling, glass wall shelves, a chrome heated towel rail, downlights and an extractor.

The second bedroom and shower room are accessed from the ground floor hallway.

#### BEDROOM

11' 2" x 6' 4" (3.39m x 1.93m)

A double glazed window faces the rear aspect. There is a radiator, downlights and a television point.





#### SHOWER ROOM

6' 7"/2' 4" x 6' 11"/3' 0" (2.00m/0.71m x 2.11m/0.91m)

Frosted double glazed window to the rear aspect. Fitted with a cubicle with folding doors, a WC and wash hand basin. Chrome heated towel rail, a mirror, extractor and downlights. Modern white tiling.

#### CAR PORT

11' 5" x 17' 2" (3.47m x 5.22m) plus recess

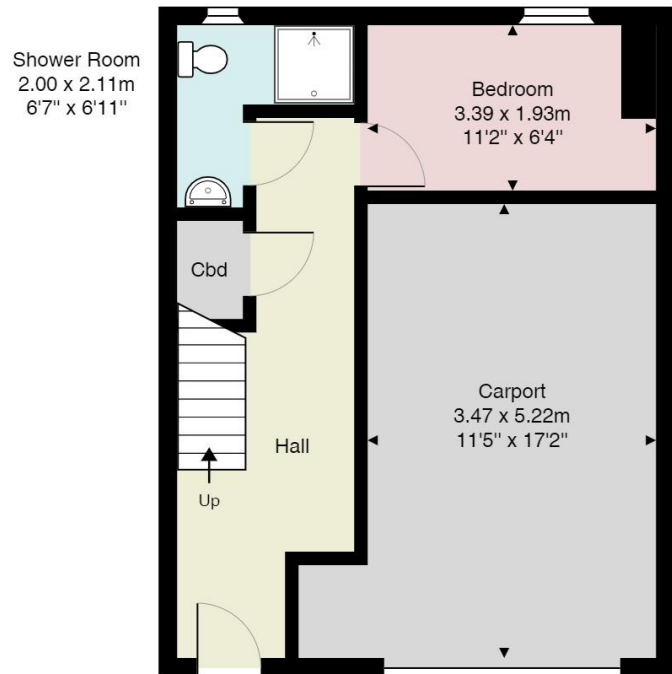
A real bonus in this location, not only offering covered parking but some additional storage space. There is an electric car charging point, lighting and an external light.

#### DIRECTIONS

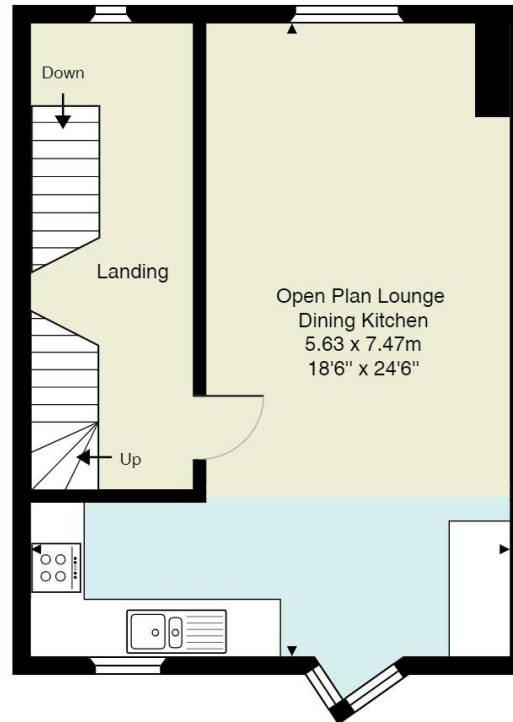
On foot from our office on Highgate, proceed to the town hall and straight on towards Stramongate. Turn down the yard alongside Holland and Barrett (opposite Market Place) and continue to the end. Continue straight on at the end past Number 16 The Salon and Fellside Brides into Martindales Yard. The property is located to the left hand side. If approaching by car, turn onto Stricklandgate from Sandes Avenue, past the Post office and McDonalds. Turn right onto Library Road following round to the left passing Marks and Spencer Car Park. Turn right at Number 16 The Salon following the above directions.

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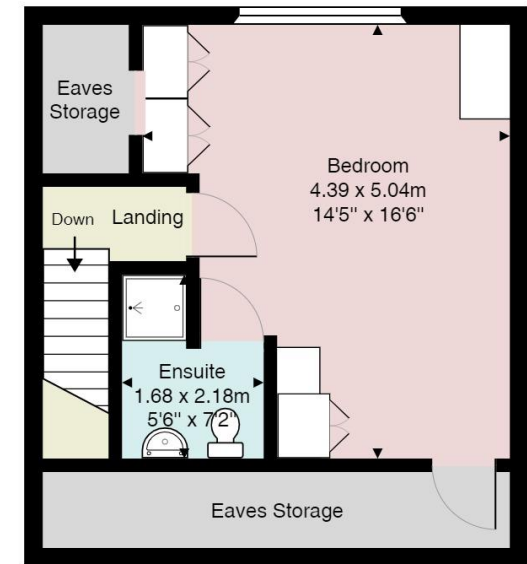




Ground Floor



1st Floor



2nd Floor

Approximate Total Area: 119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup> Including Eaves Storage and Car Port

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only










#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Leasehold. Balance of 999 year lease from 1st April 2018.  
 A charge of £206 was paid for 2025 in relation to building insurance. Peppercorn Ground Rent.  
 Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:  
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# MILNE MOSER

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