



6 MARTINDALES YARD, LIBRARY ROAD, KENDAL, CUMBRIA, LA9 4TB  
**£235,000**

**MILNE MOSER**  
SALES + LETTINGS

6 MARTINDALES YARD  
LIBRARY ROAD  
KENDAL  
LA9 4TB



3



1



2



PARKING/  
CAR PORT

#### OVERVIEW

Forming part of a small modern development, this three storey townhouse is an ideal first time buy or lock and leave second home. Within Kendal's Conservation Area with independent and high street chain shops, cafes, bars and amenities on the doorstep, the property is perfectly placed yet away from the hustle and bustle. An open plan lounge dining kitchen space is ideal for entertaining and there are two bedrooms and a house bathroom on the first floor plus a generous master bedroom with ensuite to the second floor. A covered carport provides all important parking and there is a bin store space. Decorated throughout in calm neutral tones, the property has gas central heating and period style sash double glazing - all but one of the windows are fitted with plantation shutters. Viewing is essential to fully appreciate.

#### ACCOMMODATION

From the yard access, a cheerful green painted door leads into:

#### HALL

Painted in white throughout, the hallway has downlights, a radiator and stairs leading to the first floor.

#### OPEN PLAN LOUNGE DINING KITCHEN

10' 5" x 19' 7" (3.17m x 5.98m) max

A dual aspect room with space for both lounge and dining suites. Easy maintained vinyl flooring runs throughout and there are two radiators, downlights, a television point and Open Reach socket. The kitchen area is fitted with modern mushroom shaded base and wall units with brushed chrome effect handles, wood grain





effect worktops and a stainless steel one and a half bowl sink with drainer. Electric hob with canopy above, an electric oven and a full height integrated fridge freezer within the contrasting wood grain effect cupboards. Wall mounted Vaillant boiler, under unit lighting, plumbing for a washing machine and an LED colour changing light above the window. Three double glazed sash windows with plantation shutters.

#### FIRST FLOOR LANDING

The painted stairs continue to the second floor and there is a feature Westmorland window to the rear aspect. Downlights and a built-in utility cupboard.

#### BEDROOM ONE

7' 10" x 10' 0" (2.38m x 3.06m) max

A double glazed sash window with plantation shutters faces the front aspect. Fitted features include wall-to-wall built-in wardrobes, LED downlights and a radiator.

#### BEDROOM TWO

7' 10" x 9' 8" (2.38m x 2.94m)

A double glazed sash window with plantation shutters faces the rear aspect. Fitted features include LED downlights, a radiator and both television and telephone points.

#### BATHROOM

5' 11" x 6' 10" (1.79m x 2.08m)

A modern bathroom fitted with a bath with shower above and glass screen, a wash hand basin and WC. There is tiling above the bath and sink, an extractor, downlights and chrome heated towel rail.

#### SECOND FLOOR LANDING

Featuring the top of the Westmorland window and bespoke book shelving, the owner has created a lovely quiet reading nook at the top of the stairs lit by downlights.

#### BEDROOM THREE

13' 11" x 10' 6" (4.25m x 3.21m)

A lovely sized master bedroom, light and airy with a part vaulted ceiling, wall-to-wall storage and a double glazed sash window fitted with plantation shutters faces the front aspect. Fitted features include downlights and a radiator.



#### ENSUITE

7' 10" x 9' 2" (2.38m x 2.80m)

A generous ensuite fitted with a large tiled shower cubicle, a wash hand basin and WC. There are downlights, an extractor and a chrome heated towel rail. A double glazed sash window faces the rear and is fitted with plantation shutters.

#### CARPORT

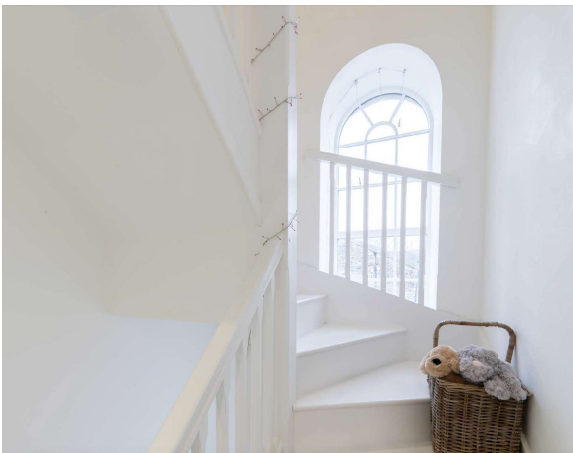
Located to the left hand side of the property is a covered parking space/car port - a valuable asset in a town centre location. Adjacent to the front door is a small store, perfect for bin and recycling storage.

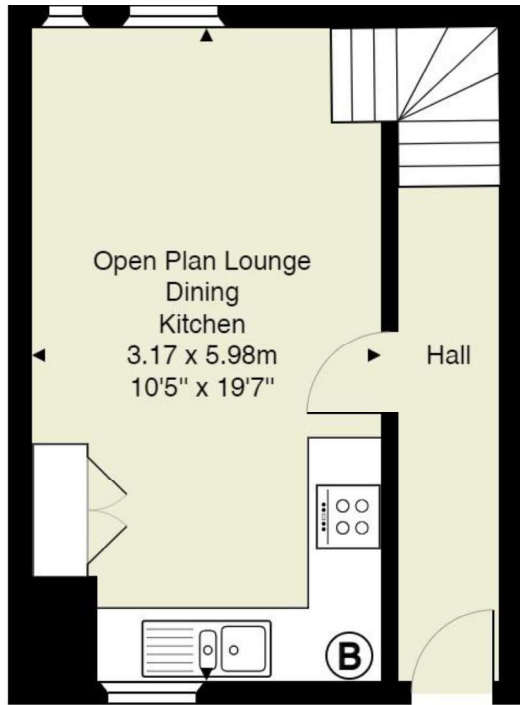
#### DIRECTIONS

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 right hand side. [what3words:///priced.traps.editor](#)

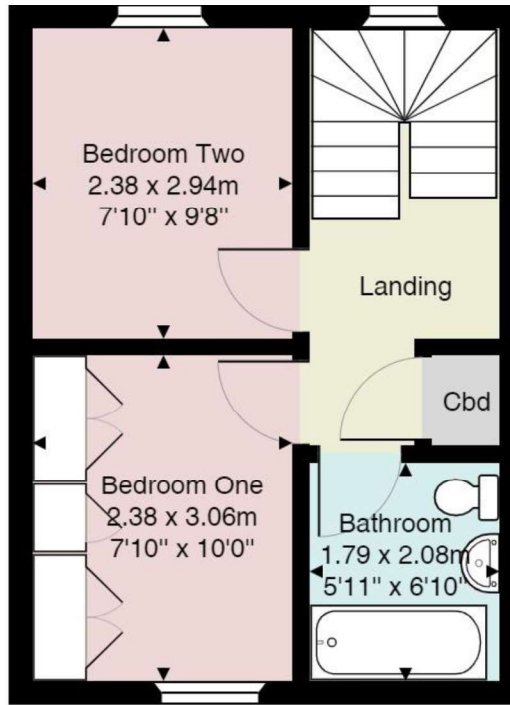
#### TRANSPORT LINKS

Located in the centre of Kendal, the gateway to the Lake District, this property is a stone's throw from vibrant local amenities including diverse bars, restaurants, shops and supermarkets. A strong Arts and Crafts scene, highlighted by the celebrated Brewery Arts Centre, offers cultural enrichment year-round. Accessibility is a breeze, with two local train stations - Kendal Station is within walking distance and Oxenholme for the West Coast Mainline just a short drive away and there is good access to the M6 motorway. Kendal's main bus interchange is just a few minutes' walk.

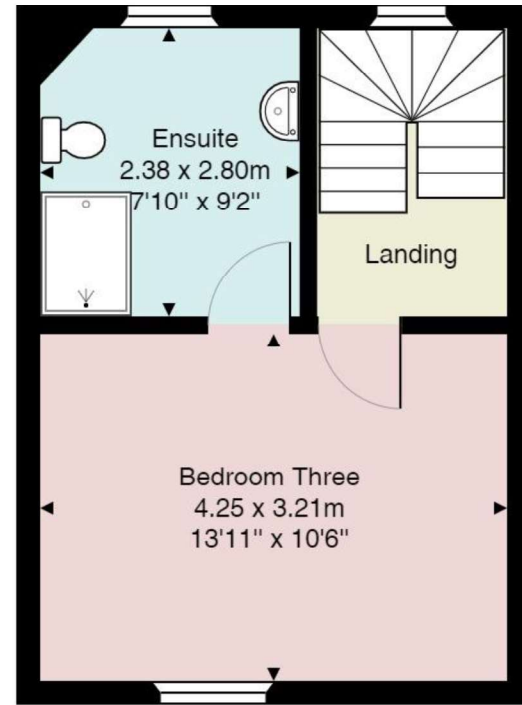




Ground Floor



1st Floor



2nd Floor

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 a 999 year lease from April 2018. A variable management charge for Buildings Insurance. We are advised for 2024 this was £275.00. Please note short term letting is restricted under the lease terms.  
 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
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>92</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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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