



## Keswick

Offers in the region of £375,000

6 Leonard Street, Keswick, CA12 4EJ

A three bedroom end of terrace house most conveniently situated on a side street in Keswick town centre. Upgrading of the accommodation is required.

### Quick Overview

End of terrace house requiring upgrading

Convenient side street location in Keswick town centre

Three bedrooms

Living room and sitting room

Communal rear garden

On-site parking and garage



3



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2



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Ultrafast  
Broadband  
Available



2

Property Reference: KW0423



Living Room



Living Room



Sitting Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

#### Living Room

With bay window, tiled fireplace including living flame gas fire, radiator.

#### Sitting Room

With radiator, built in cupboards.

#### Kitchen

With fitted base and wall units, built in cupboard, sink, radiator, external door.

#### Shower Room

With WC, wash hand basin, shower cubicle, radiator.

### First Floor:

#### Landing

#### Bedroom One

With radiator.

#### Bedroom Two

With radiator.

#### Bedroom Three

With radiator.

#### WC

With WC, wash hand basin.

### Outside:

Front on-site parking space, adjoining garage, rear paved patio and communal lawned garden with stocked and shrubbed borders, communal store.



### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Council Tax

Band C.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed from Station Street and turn first right onto Southey Street and then take the second turning on the left onto Blencathra Street. Leonard Street is the first turning on the right.

### What3words

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### Price

Offers in the region of £375,000.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).

### Disclaimer

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/2/2025



Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation

## 6 Leonard Street, Keswick

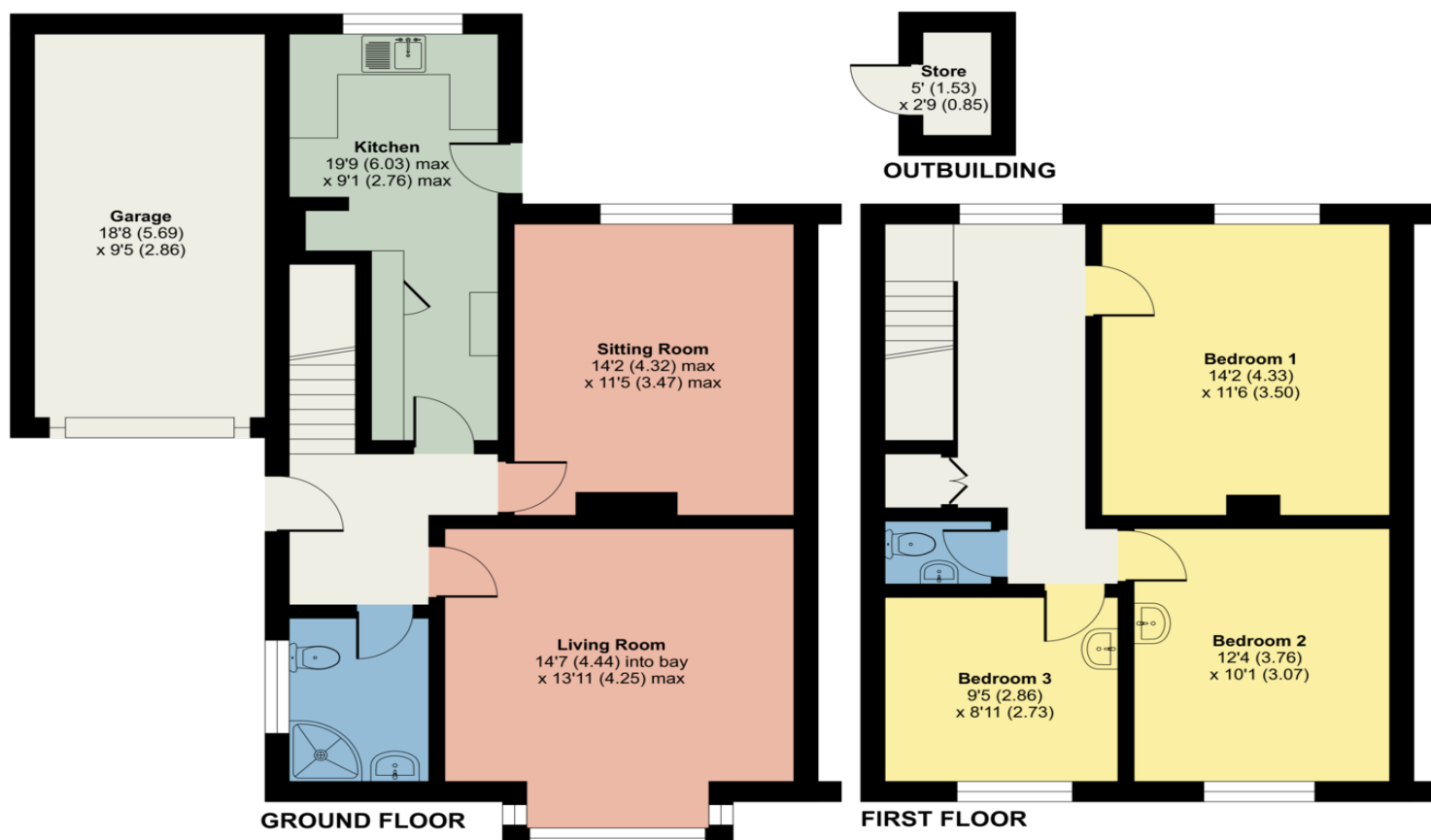
Approximate Area = 1210 sq ft / 112.4 sq m

Garage = 175 sq ft / 16.2 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1399 sq ft / 129.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1250985

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