



Kendal

£185,000

5 Rusland Park, Kendal, Cumbria , LA9 6AP

Welcome to this delightful two-bedroom mid-terraced bungalow property nestled in the well established Rusland Park which blends convenience, comfort and charm offering great prospects for a first home. Ideally situated just a stones throw away from Kendal town centre, with easy access to local amenities such as schools, super markets and train stations.

As you step into the entrance porch, you'll find a convenient storage cupboard, perfect for coats and boots which also houses the boiler. This thoughtful space sets the tone for the practical and inviting home that awaits.

Quick Overview

- Terraced bungalow
- Two Bedrooms
- Fitted Kitchen
- Living room and conservatory
- Front and rear garden
- Gas central heating
- Double glazed
- Easy access to the town centre and all its amenities
- Garage Parking
- Ultrafast broadband*



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Ultrafast
Broadband



Garage
Parking

Property Reference: K7092



Living Room



Living Room



Kitchen



Conservatory

The living room offers a cosy retreat. Its welcoming atmosphere makes it the perfect spot for relaxation. The property features two bedrooms: a bright and spacious double room and a versatile single room currently utilised as a home office, catering to modern living needs which could also be used as a hobby room, nursery or dressing space.

The kitchen is a functional space, equipped with fitted wall and base units and integrated appliances, including a Lamona oven, Bosch four-ring hob and extractor. There's plumbing for a washer/dryer and space for a fridge freezer along with a stainless steel sink. From the kitchen, you have access to a charming conservatory, currently utilised as a seating area but easily adaptable as a dining space

The house bathroom is well-appointed and boasts underfloor heating with a WC, wash basin, and a panelled bath with a shower overhead with a heated towel rail.

Outside, the front garden is lawned and bordered by mature shrubs. The rear features a small stoned area, perfect for a low-maintenance outdoor seating area to enjoy your morning coffee. Additionally, the property includes a detached garage conveniently located in a block within immediate vicinity, ideal for storing bikes, gardening tools or even a small car.

This charming home offers a perfect blend of comfort and practicality, making it an ideal choice for those seeking a peaceful yet convenient lifestyle being perfect for first time buyers/couples. Don't miss the opportunity to make it your own!

Accommodation with approximate dimensions:

Entrance Porch

Storage Cupboard

Living Room 11' 8" x 9' 10" (3.58m x 3.00m)

Kitchen 11' 2" x 7' 4" (3.41m x 2.24m)

Conservatory 9' 1" x 7' 9" (2.79m x 2.38m)

Bedroom One 9' 8" x 8' 4" (2.95m x 2.56m)

Bedroom Two 8' 9" x 6' 9" (2.68m x 2.08m)

House Bathroom

Garage 17' 0" x 9' 3" (5.20m x 2.83m)

Property information: Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax – Band B

Services: Mains electricity, mains gas, mains water and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///poet.ropes.cotton](https://www.what3words.com////poet.ropes.cotton)

Travelling out of Kendal along the A684, Sedbergh Road, proceed past the entrance to Sandylands and the allotments on your left and take the next turning right onto Rusland Park. Number 5 is then found on your left hand side. The garage is located to the rear and is accessed off Silverdale Drive.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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 (inc. 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).



Bedroom One



Bedroom Two/Home Office



Garden

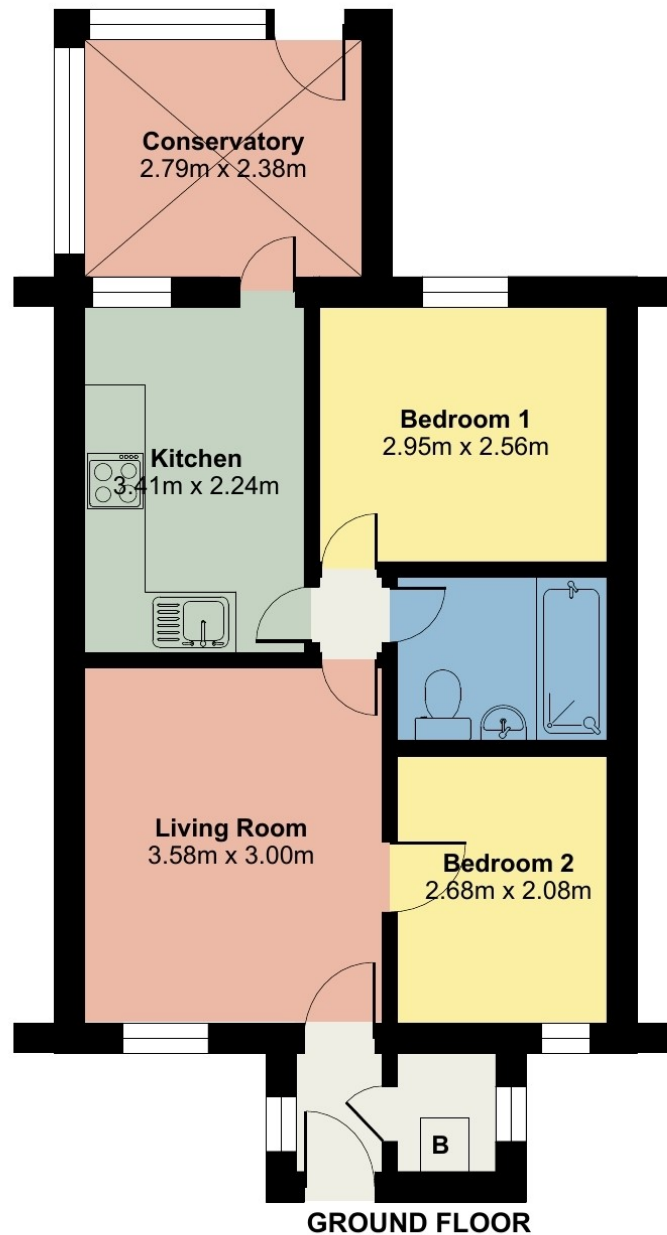


Rear Garden

Rusland Park, Kendal, LA9

Approximate Area = 516 sq ft / 48 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1283880

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