



# Kendal

£225,000

29 High Fellside, Kendal, Cumbria, LA9 4JG

Situated in the heart of the Kendal Conservation Area, built in 1989, 29 High Fellside forms part of an well-maintained development just a short walk from Kendal Town Centre. The location offers convenient access to a variety of shops, restaurants and local amenities, making it an ideal home for professionals, downsizers, or first-time buyers. The area is well-served by excellent transport links and the property enjoys views across to Kendal Town Hall, Kendal Castle and open countryside.

The property offers easy-to-manage living space, with accommodation arranged over two floors. Entry is via the front door into a welcoming living room, which benefits from windows to the front and a rear door opens directly into the garden. There is stairs to the first floor and a useful under-stairs storage cupboard.

## Quick Overview

Mid terrace property

Situated in Kendal's conservation area

Close to Kendal Town Centre and local amenities

Allocated parking space

Living room & fitted kitchen

Two bedrooms & bathroom

Low maintenance gardens

Gas central heating

No Upward chain

Ultrafast Broadband speed\*



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Ultrafast



Allocated Parking Space

Property Reference: K7099



Living Room



Kitchen



Bedroom One



Bedroom Two

A door from the living room leads into the kitchen, which is fitted with a range of wall and base units, complemented by coordinating work surfaces with inset sink and half with drainer and tiled uplifts. The kitchen includes an integrated oven, a four-ring gas hob with a stainless steel extractor hood above, a fridge/freezer and plumbing for a washing machine. A wall-mounted Valliant boiler is also housed here and a rear window overlooks the garden.

Upstairs, the landing provides access to the loft, two bedrooms and the bathroom.

Bedroom one is a double room with a front aspect and a spacious built-in storage cupboard with rails and shelving. The second bedroom is a well-proportioned single with a pleasant rear aspect offering far reaching fell views.

The bathroom is fitted with a three-piece suite comprising; a panelled bath with shower over, wash hand basin and WC. The space is finished with part tiled walls, a radiator, extractor fan and a window for natural light and ventilation.

Outside, the property features a low-maintenance front patio area and an elevated, tiered rear garden with flower planters, offering lovely views towards Kendal's landmarks and the surrounding countryside. An allocated parking space is included, along with a visitor parking permit.

This appealing home is being offered for sale with no upward chain, early viewing is recommended to appreciate everything this property has to offer.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Living Room**

18' 3" x 10' 1" (5.57m x 3.08m)

**Fitted Kitchen**

8' 0" x 7' 0" (2.44m x 2.14m)

**First Floor**

**Landing**

**Bedroom One**

9' 8" x 8' 9" (2.96m x 2.69m)

**Bedroom Two**

8' 6" x 6' 3" (2.61m x 1.92m)

**Bathroom**

**Parking:** Allocated parking space and one visitor parking permit.

**Tenure:** Freehold

Voluntary payment of £35 per annum to Fellside residents associations.

**Council Tax:** Westmorland and Furness Council - Band C

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

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

**What3Words & Directions:** [///voted.slams.trips](http://voted.slams.trips)

Found in the heart of Kendal Town Centre the development of High Fellside is approached by taking Allhallows Lane opposite the Town Hall, proceed up the hill and take the 2nd turning right into Belmont proceed to the bottom of the road and turn right into High Fellside. Follow the road right down to the bottom and swing sharp round to the right for visitors parking. Number 29 parking can be found just at the top of the steps towards the Town Hall. Number 29 is a short way down the steps on the left hand side.

**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).



Bathroom



Rear Elevation



Rear Garden



Views

# 29 High Fellside, Kendal, LA9

Approximate Area = 532 sq ft / 49.4 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: 1288592

A thought from the owners... "No 29 has pleasant, traffic free central location within walking distance of Booths, M&S, Brewery arts and serpentine woods".

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 15/05/2025.

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