



Kendal

£195,000

72 Rinkfield, Kendal, Cumbria , LA9 7LP

72 Rinkfield is a well-presented two-bedroom mid-terrace property, ideally located in a popular residential area of Kendal. The home is within easy walking distance of a wide range of local amenities, including primary and secondary schools, shops, a post office and Kendal Leisure Centre, making it a convenient choice for families, first-time buyers or those seeking a buy-to-let investment.

The property offers a well-planned and easy-to-manage layout. Upon entering through the front door, you are welcomed into an entrance hall with stairs leading to the first floor and a door that opens into the living room.

Quick Overview

Well presented mid terrace
Popular location to the South of Kendal
Ideal for first time buyers or investors!
Living Room
Dining Kitchen
Two double bedrooms and attic room
Modern shower room
Gas central heating
Early viewing recommended!
Ultrafast Broadband speed*



2



1



1



D



Ultrafast



Off road
parking

Property Reference: K7177



Living Room



Kitchen



Dining Area



Bedroom One

The living room enjoys a pleasant front aspect and features a modern wall-mounted electric fire, creating a cosy focal point. A doorway from the living room leads through to the dining kitchen at the rear of the house.

The dining kitchen is a bright and practical space, fitted with a range of wall and base units with complementary work surfaces, an inset sink and drainer and co-ordinating part-tiled walls. Integrated appliances include a Bosch oven with a four-ring electric hob and a concealed extractor fan. There is a useful under-stairs storage cupboard and a door providing access to the rear garden and a wall mounted gas boiler.

On the first floor, there are two bedrooms and a modern shower room.

The main bedroom is a spacious double room enjoying a front aspect and a door leading up to a useful attic room. This additional space is enhanced by two Velux roof lights and could be used as a home office, hobby room or for additional storage. The second bedroom overlooks the rear garden and is ideal as a guest room, child's bedroom or study.

The shower room comprising a three-piece suite including; a large walk-in shower with a rain head, a WC and a wash hand basin. It is finished with tiled walls and flooring, along with a heated towel rail.

Externally, the property benefits from off-road parking to the front. The rear garden offers a mix of patio, lawn and a decorative seating area laid with stone towards the rear. A gate at the back of the garden leads directly out to a play park and open play field, making it ideal for those with children.

This well presented home offers a great opportunity for a range of buyers and is ready to move into. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

12' 6" x 11' 11" (3.82m x 3.65m)

Dining Kitchen

16' 0" x 11' 2" (4.89m x 3.42m)

First Floor

Landing

Bedroom One

12' 9" x 11' 0" (3.91m x 3.36m)

Bedroom Two

8' 2" x 8' 0" (2.51m x 2.46m)

Shower Room

Second Floor

Attic Room

15' 9" x 8' 7" (4.82m x 2.62m)

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

Services: Mains gas, mains water, mains electricity 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: [///stress.store.tour](https://www.what3words.com/stress.store.tour)

Take the right turning into Rinkfield by the post office and follow the road down and number 72 can then be found on your left hand side just after the turning.

Viewings: 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 Two



Attic Room



Shower Room

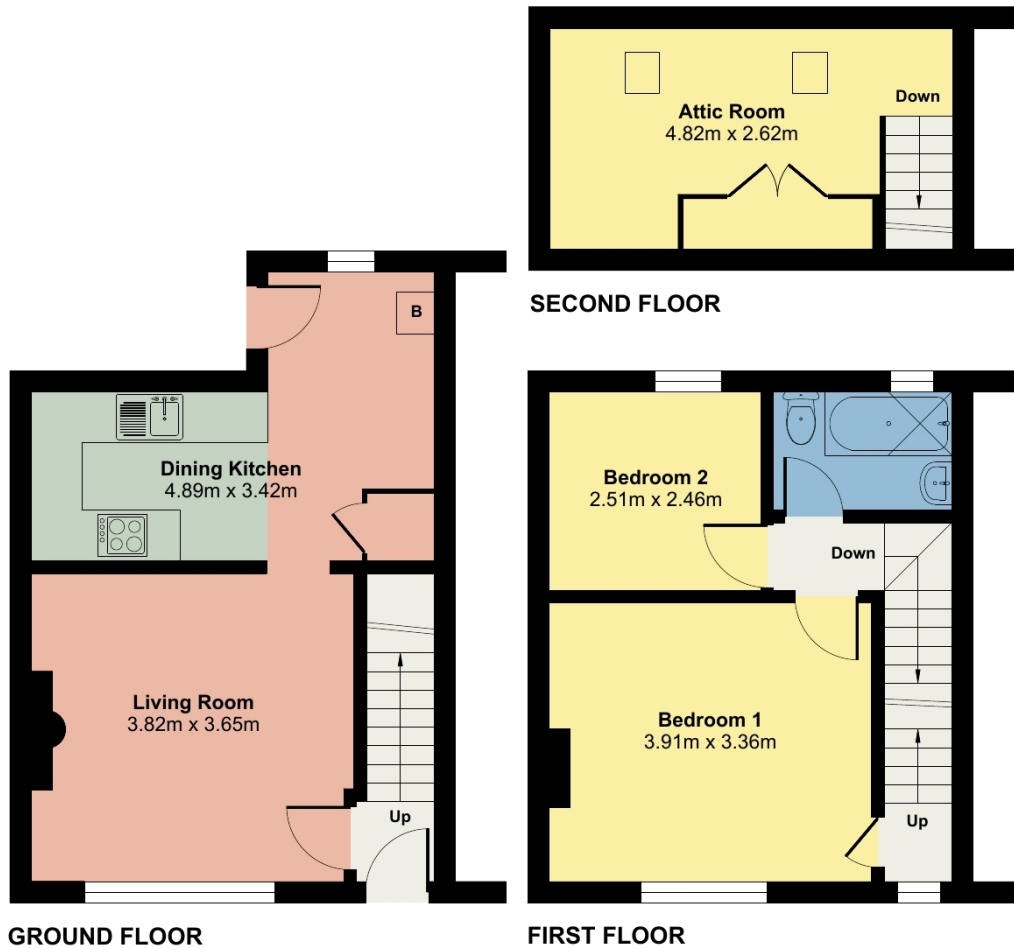


Rear Garden

Rinkfield, Kendal, LA9

Approximate Area = 761 sq ft / 70.6 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). © nchecon 2025. Produced for Hackney & Leigh. REF: 1359362

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 26/09/2025.

Request a Viewing Online or Call 01539 729711