



Burneside

£200,000

95 Hall Park, Burneside, Kendal, LA9 6RE

Situated in a quiet and convenient position close to the heart of the village, this three-bedroom home offers easy access to the local shop, primary school, and regular bus services. With gas central heating, double glazing, and no upward chain, the property is available with early possession and presents an excellent opportunity for a variety of buyers, particularly those looking for their first home.

The accommodation includes an entrance porch leading into a bright and welcoming living room, which enjoys a front aspect and features a coal-effect gas fire within a decorative fireplace. From here, a hallway provides access to the first-floor staircase and a useful storage cupboard and leads through to the spacious dining kitchen.

Quick Overview

Mid Terrace property

Three bedrooms

Spacious living room

Dining Kitchen

Four piece family bathroom

Front and rear gardens

Gas Central heating

Close to shop, school & bus routes

No upward chain!

Ultrafast Broadband speed*



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Ultrafast



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MANUALLY

Property Reference: K7146



Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

The kitchen enjoys a rear aspect and is fitted with a range of wall and base units, complementary work surfaces, an inset sink with half drainer, integrated oven with four-ring gas hob, and space for undercounter appliances such as a fridge and washing machine. The space is completed with co-ordinating tiled walls and flooring, and a door leads out to the rear garden and adjoining utility room, which houses the wall-mounted gas boiler and provides space for a dryer.

Upstairs, the first-floor landing includes a storage cupboard and gives access to three bedrooms and the bathroom. The main bedroom is a good-sized double with a front aspect, while the second bedroom is also a double overlooking the rear garden. The third bedroom is a generous single with a front-facing window. The bathroom features a four-piece suite including a freestanding bath, corner shower cubicle, WC and wash hand basin. Finished with tiled walls and flooring and a window for natural light.

Externally, the front garden is designed for low maintenance with steps, flagged paving, and decorative stone. The rear garden also offers a low-maintenance outdoor space, featuring a decked area, flagged patio, raised flower beds, and a timber shed.

This home offers great potential for modernisation, allowing the new owner to update and reconfigure the layout to suit their needs. A viewing is highly recommended to appreciate the possibilities. Call now for more details!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall Porch

Living Room

17' 8" x 13' 8" (5.41m x 4.18m)

Hallway

Dining Kitchen

17' 8" x 15' 8" (5.40m x 4.80m)

Rear Porch

Utility Room

First Floor

Landing

Bedroom One

15' 1" x 9' 11" (4.62m x 3.04m)

Bedroom Two

11' 2" x 10' 11" (3.42m x 3.35m)

Bedroom Three

10' 8" x 7' 9" (3.27m x 2.38m)

Bathroom

Parking: On street 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: [///stags.professes.admits](https://www.what3words.com/stags.professes.admits)

On entering the village of Burneside from Kendal continue through the village taking the right turning after the primary school and then first right into Hall Park. Follow the road towards the end of the cul-de-sac, then bear left. Number 95 is directly ahead of you – it is the third property in from the right-hand side.

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



Bedroom Three



Bathroom

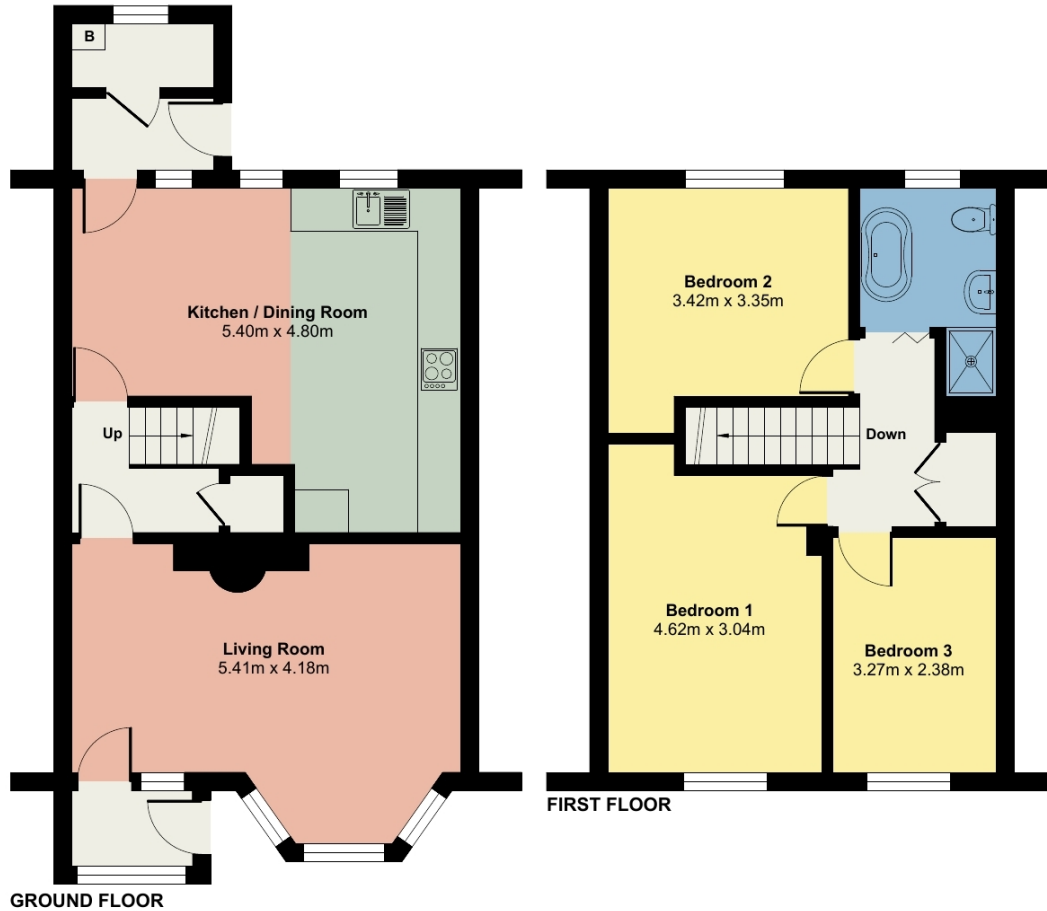


Rear Elevation

Hall Park, Burneside, Kendal, LA9

Approximate Area = 1042 sq ft / 96.8 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: 1326082

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