



HACKNEY
& LEIGH

Kendal

£130,000

2 White Moss Court, Kendal, Cumbria , LA9 5RD

Located to the north of the town centre, 2 White Moss Court is a ground floor flat offering private parking and a private rear garden, making it an appealing opportunity for first-time buyers or investors seeking a buy-to-let property. The property benefits from UPVC double glazing and is offered with no upward chain. Now In need of some updating, the property offers excellent potential for modernisation and personalisation.

Quick Overview

Ground floor flat
Situating north side of Kendal town
Allocated parking space
Conservatory & Private rear garden
Open plan kitchen / living area
Two bedrooms & shower room
Now in need of modernisation
Gas central heating
No upward chain!
Ultrafast Broadband available!



2



1



2



C



Ultrafast
Broadband



Driveway Parking

Property Reference: K7190



Open plan kitchen dining living room



Open plan kitchen dining living room



Conservatory



Bedroom One

Upon entering through the front door, a central hallway provides access to all living areas and includes a useful storage cupboard. To the rear of the flat, the open-plan living room and kitchen create a bright and sociable space, with sliding doors opening into the conservatory. The kitchen is fitted with a range of wall and base units, work surfaces, and an inset sink with drainer. There is space for an under-counter fridge, a freestanding oven with a four-ring gas hob and plumbing for a washing machine.

The conservatory offers a welcoming second reception area and enjoys a peaceful outlook over the private garden, making it ideal for relaxing or entertaining.

The main bedroom is a well-proportioned double room with a rear aspect and the added benefit of a built-in storage cupboard. The second bedroom enjoys a front aspect and also houses the wall mounted gas boiler..

A modern shower room completes the interior, featuring a large walk-in shower cubicle with panelled walls, a vanity unit with wash hand basin, and a WC. Additional features include a heated towel rail, extractor fan, and a window for natural light and ventilation.

Externally, the property includes a designated parking space at the front, while to the rear, the private garden is low-maintenance with a patio area, decorative stone and two timber sheds. The garden also provides gated access to a communal green space.

With its private garden, allocated parking, and convenient location north of the town centre, this ground floor flat offers a fantastic opportunity for buyers looking to create a comfortable home or investment property. Offering no upward chain and plenty of potential, early viewing is highly recommended to appreciate all that 2 White Moss Court has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Open plan Living room and kitchen 14' 6" x 13' 1" (4.42m x 3.99m)

Conservatory 7' 6" x 7' 2" (2.30m x 2.20m)

Bedroom one 14' 1" x 8' 1" (4.30m x 2.47m)

Bedroom two 8' 5" x 8' 1" (2.59m x 2.48m)

Shower Room

Parking: Off road parking

Property Information:

Tenure: Leasehold - held on the balance of a 999 year lease from 1 September 1995

Service Charge - per month. PLEASE CONFIRM DETAILS

Council Tax: Westmorland and Furness Council - Band A

Services: Mains water, mains electricity, mains gas 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: [///billiard.mining.chains](https://www.what3words.com////billiard.mining.chains)

White Moss Court can be found by leaving Kendal on the Windermere Road, taking the turning right into Garth Brow then right onto Hallgarth Circle. Follow this road past the convenience store/post office, then turn immediately right then left then right onto Acre Moss Lane. Follow this road and the turning for White Moss Court is then on the left. Number 2 can be then be found on your left 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).

Agent Note: Please note we await the grant of probate for the property which has been applied for.



Bedroom Two



Shower Room



Rear Garden

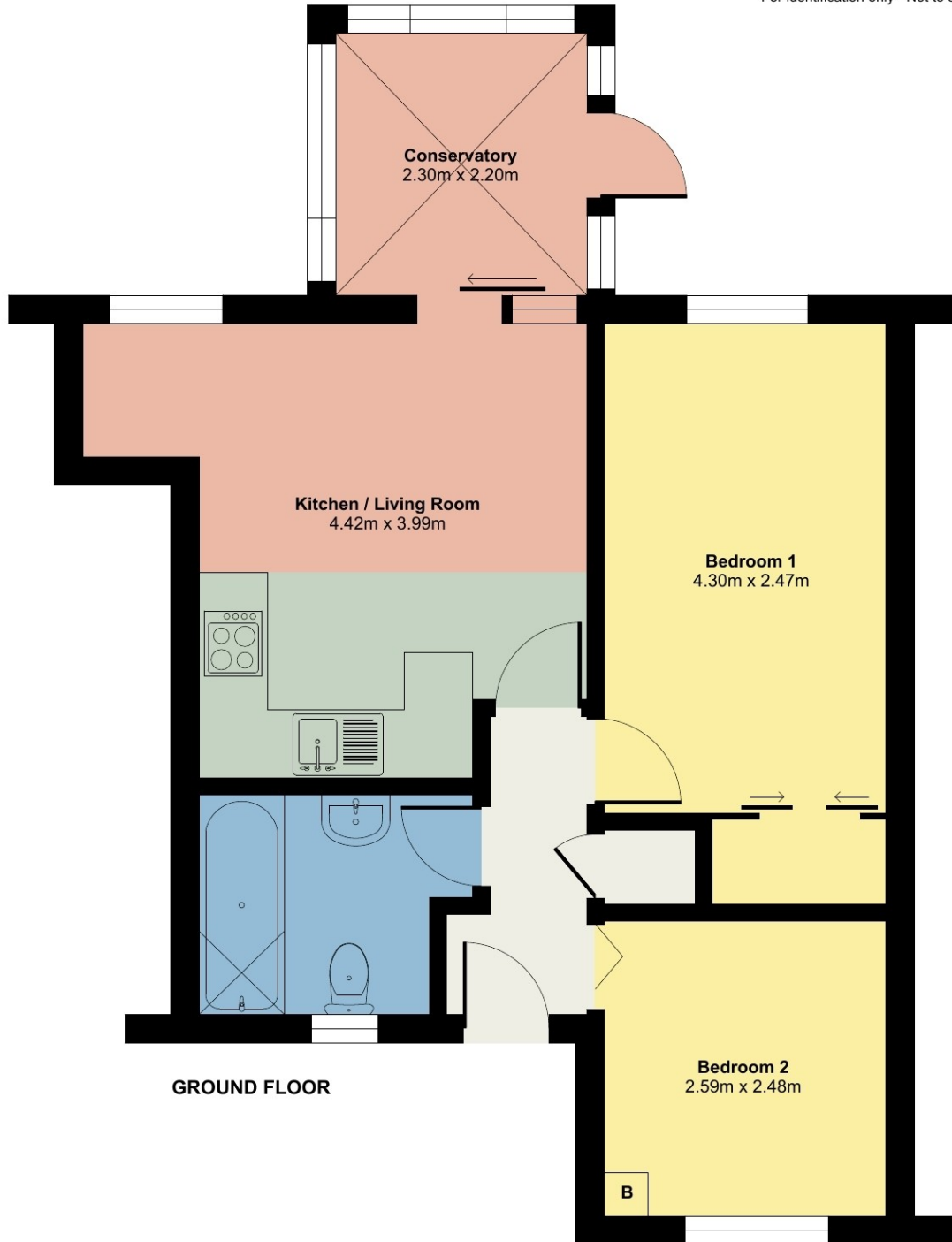


Communal Green

White Moss Court, Kendal, LA9

Approximate Area = 514 sq ft / 47.7 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: 1371166

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 30/10/2025.

Request a Viewing Online or Call 01539 729711