



Kendal

£250,000

12 White Stiles, Kendal, Cumbria , LA9 6DJ

12 White Stiles presents an excellent opportunity to purchase a traditional three-bedroom semi-detached house situated to the north of the town centre. The property occupies a level and convenient location close to schools and shops and benefits driveway with off-road parking and a rear garden.

The accommodation currently comprises a living room, kitchen and bathroom on the ground floor, with three good-sized bedrooms to the first floor. The property is now in need of updating and improvement, giving the new owner the chance to reconfigure and modernise the layout to suit their own needs and preferences.

Quick Overview

- Traditional semi detached property
- Convenient north-town location
- Excellent potential for updating and personalisation
- Living room and fitted kitchen
- Three bedrooms
- House bathroom
- Off road parking to the front
- Rear garden
- Early viewing recommended!
- Ultrafast broadband Speed*



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Ultrafast
Broadband
Available



Driveway Parking

Property Reference: K7201



Living Room

On entering the home, a spacious entrance porch leads into the hallway, with stairs rising to the first floor and a door through to the living room. The living room enjoys a pleasant aspect to the front, featuring a fireplace, a useful storage cupboard and a door through to the kitchen.

The kitchen is fitted with a range of wall and base units with work surfaces incorporating a sink and drainer. There is a built-in oven with a four-ring electric hob and stainless steel extractor, as well as an integrated fridge freezer. The kitchen has a rear aspect, with a door leading to the utility area that includes plumbing for a washing machine.



Kitchen

Another door provides access to the bathroom which comprises a three-piece suite including a panelled bath with shower over, wash hand basin, and WC. The bathroom is finished with tiled walls and flooring, a heated towel rail and a window.

Upstairs, there are three bedrooms. The main bedroom is a good-sized double with an aspect to the front and has the added benefit of a cloakroom with a toilet and wash hand basin. Bedrooms two and three enjoy a rear aspect, with bedroom two being a double and bedroom three a single.

Externally, the property features a driveway with decorative stone chippings to the front, providing off-road parking. A pathway leads to the rear garden, which is mainly laid with decorative stones, mature trees and shrubs border and includes an outside tap.

Now ready for a new owner to make it their own, 12 White Stiles offers plenty of potential in a sought-after and convenient location. Call now for more details!

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch 5' 7" x 6' 2" (1.72m x 1.90m)

Entrance Hall

Living Room 13' 1" x 10' 5" (4.01m x 3.20m)

Kitchen 8' 4" x 10' 5" (2.56m x 3.20m)

Utility area

Bathroom



Bathroom



Bedroom One

Request a Viewing Online or Call 01539 729711

First Floor

Bedroom One 11' 9" x 8' 7" (3.59m x 2.62m)

Bedroom Two 9' 9" x 13' 8" (2.99m x 4.17m)

Bedroom Three 8' 5" x 8' 0" (2.57m x 2.44m)

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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

The property does not currently have gas central heating but there is a boiler that currently heats the hot water and we believe there is gas connections ready for installation.

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

What3Words & Directions: ///keep.shuttle.vintages

White Stiles is a quiet cul-de-sac situated just off Shap Road. Leaving Kendal on Shap Road (A6) proceed past Mintsfeet Road and Rosemead Avenue. White Stiles is the next turning on your left and number 14 can be found a short way down on your 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



Rear Garden



Rear Garden



Approximate total area⁽¹⁾

68.8 m²

742 ft²

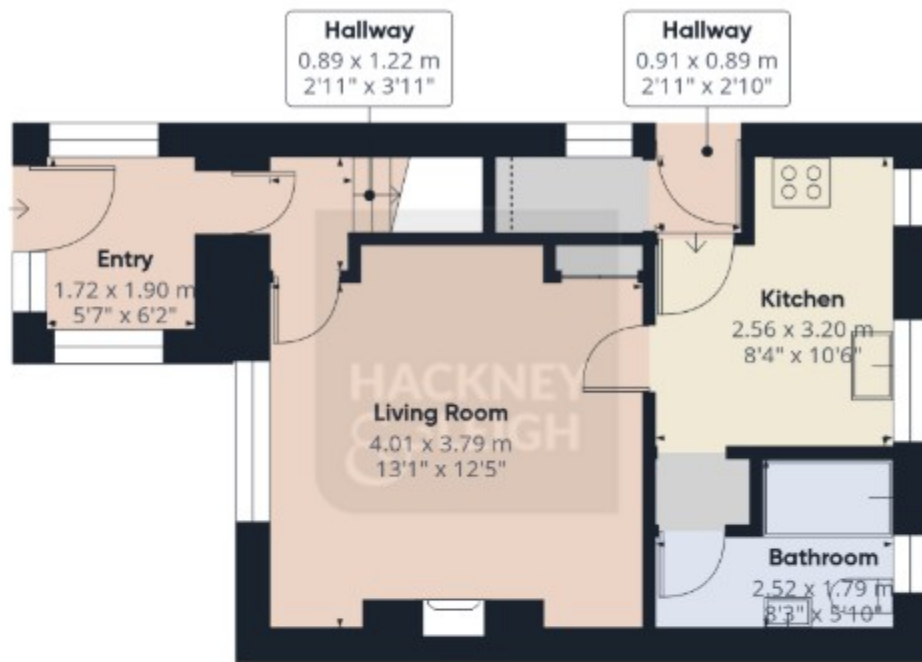
(1) Excluding balconies and terraces

Reduced headroom

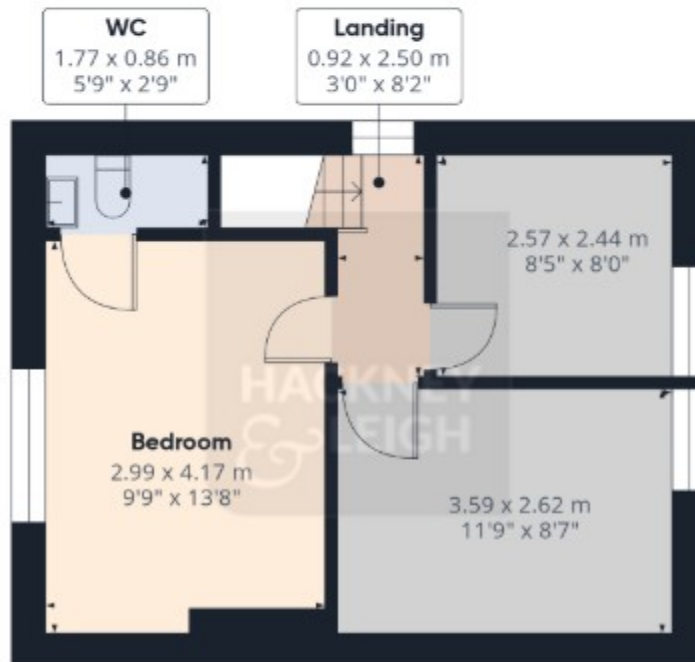
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

A thought from the owners...

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 13/11/2025.

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