



Kendal

£210,000

14 Greengate Lane, Kendal, Cumbria, LA9 5LQ

14 Greengate Lane is a well presented two bedroom end terrace property, benefiting from a south-facing rear garden and open views towards The Helm. Located to the south of the town centre, the property offers easy access to local shops, the town centre and amenities, making it suitable for first-time buyers or investment purchasers.

The property is entered through the front door into the entrance hall with stairs rising to the first floor and a doorway leading into the living room. The living room enjoys an aspect to the front of the property and benefits from a useful understairs cupboard. A feature open fireplace with a wood-burning stove and wooden mantel provides a focal point to the room.

Quick Overview

Well presented end terrace property

South facing rear garden

Living room with wood burning stove

Kitchen with integrated appliances

Two bedrooms

Three piece bathroom suite

Located to the south of the town centre

Easy access to shops, town centre and amenities

Ideal for first-time buyers or investors

Ultrafast broadband speed*



2



1



1



D



Ultrafast



On street parking

Property Reference: K7222



Kitchen



Kitchen



Kitchen



Bedroom One

A door from the living room leads through to the kitchen, which is fitted with an attractive range of wall and base units complemented by work surfaces and an inset sink and half with drainer. There are coordinating part-tiled walls, an integrated AEG oven, AEG four-ring electric hob with extractor above, integrated dishwasher, space for a fridge freezer and plumbing for a washing machine. A window enjoys a rear aspect and a door provides direct access to the rear garden.

To the first floor, the landing provides access to the loft space and leads to the bedrooms and bathroom.

Bedroom one is a good-sized double room with an aspect to the front and a useful storage cupboard. Bedroom two is a generous single room enjoying pleasant views across to The Helm.

The bathroom is fitted with a three-piece suite comprising; a panelled bath with shower over, a vanity unit with wash hand basin and a WC. The room is finished with part-tiled walls and benefits from a window, extractor fan and radiator.

Externally, to the front of the property there is a garden laid with decorative stone and mature shrubs. A pathway leads around to the south-facing rear garden, which features a patio area, decorative stone area and well-established shrubs and plants. The garden further benefits from a timber shed and an outside water tap.

An early viewing is recommended, call now for further details.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

10' 9" x 12' 2" (3.29m x 3.73m)

Kitchen

15' 2" x 8' 1" (4.63m x 2.48m)

First Floor

Landing

Bedroom One

10' 11" x 10' 8" (3.33m x 3.27m)

Bedroom Two

8' 6" x 9' 11" (2.60m x 3.04m)

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: ///known.luck.rotate

Situated on Kirkbarrow the property can be found by way Gillinggate. Proceed up Gillinggate and take the turning left onto Kirkbarrow, at the mini roundabout take the third turning and number 14 Greengate lane is then 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).



Bedroom Two



Bathroom



Rear Garden



Front Garden



A thought from the owners... "This house was our first home, and we have enjoyed so many cosy evenings in front of the fire and BBQs in the summer sun. It has been the perfect place for us, close to town but with easy access both north and south. We hope the new owners enjoy living here as much as we have".

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 30/01/2026.

Request a Viewing Online or Call 01539 729711