



Kendal

£260,000

14 High Cragg Close, Kendal, Cumbria, LA9 6HN

Built by the highly regarded local developers Russell Armer (formerly Russell Brothers), 14 High Cragg Close presents an excellent opportunity to acquire a modern, move-in ready semi-detached home, offered with no onward chain. Situated within a well established and family friendly neighbourhood, the property enjoys convenient access to local schools, shops, a post office and a nearby play park. To the front, a block-paved driveway provides off-road parking and leads to a garage, with gated side access to the rear garden.

Quick Overview

Modern semi detached home
Three bedrooms
Contemporary fitted kitchen
Utility area
Ground floor cloakroom
Sliding glass doors to rear garden
No onward chain
Great access to local amenities
Garage with driveway parking
Ultrafast broadband available



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Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: K7263



Living Room



Kitchen



Kitchen



Bedroom One

Upon entering, you are welcomed into an entrance hall, to the right, the living room is filled with natural light from an expansive front aspect window and benefits from a useful understairs storage cupboard. To the rear of the property, a contemporary dining kitchen features warm wood-toned worktops, neutral wall and base units, an inset sink with drainer, integrated fridge freezer, four-ring gas hob with oven and overhead extractor. There is space and plumbing for a dishwasher or washing machine. Sliding glass doors flood the room with natural light and provide direct access to the garden, while ample space for a dining table makes this a highly sociable and practical setting. A partially separated utility area provides additional worktop space, a base unit and further plumbing for a washer or dryer. Opposite, a generously sized cloakroom includes a WC and floating wash hand basin.

Upstairs, the first floor offers three well proportioned bedrooms. The principal bedroom is a comfortable double with a rear aspect overlooking the garden and greenery beyond and features triple built in wardrobes with shelving and hanging rails. Bedroom two is another spacious double with a front aspect, while bedroom three is a single room, ideal as a child's bedroom, home office or dressing room. The house bathroom is fitted with a panelled bath with overhead shower and glass screen, partially tiled walls, WC, floating wash hand basin and a built in cupboard housing the boiler. A separate linen cupboard on the landing adds further practical storage.

Externally, the property boasts a generous, low maintenance rear garden. A flagged patio area leads directly from the kitchen, opening onto a large gravelled section bordered by planted beds.

This superb home is ideal for families, first time buyers or those seeking a well located property, ready to enjoy from day one.

Accommodation with approximate dimensions:

Entrance Hall

Living Room: 15' 11" x 12' 3" (4.86m x 3.75m)

Kitchen: 11' 3" x 15' 7" (3.43m x 4.76m)

Cloakroom

First Floor

Bedroom One: 14' 0" x 8' 9" (4.29m x 2.67m)

Bedroom Two: 12' 5" x 8' 5" (3.81m x 2.58m)

Bedroom Three: 8' 2" x 6' 9" (2.51m x 2.07m)

House Bathroom

Garage: 19' 4" x 10' 2" (5.90m x 3.10m)

Property Information

Parking: Garage & Driveway Parking

Tenure: Freehold

Services: Mains gas, mains electricity, mains drainage and mains water

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

Council Tax: Westmorland and Furness Council tax band:C

What3Words & Directions ///escapades.solving.mugs

High Cragg Close is situated in a popular residential area on the northeast side of Kendal and can be found turning onto Sandylands from the junction on Appleby Road. Proceed along past the Spar shop on your right hand side. Take a left turning just before the park, up Jenkins Rise and follow the road as it bends to the right onto Kentdale Road. Proceed towards the Fish and Chip shop, then take a left turn into Jenkins Crag Court and follow the road as it bends to the right onto High Cragg Close, and turn right. Follow the road round and 14 can be found on the left hand side.

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



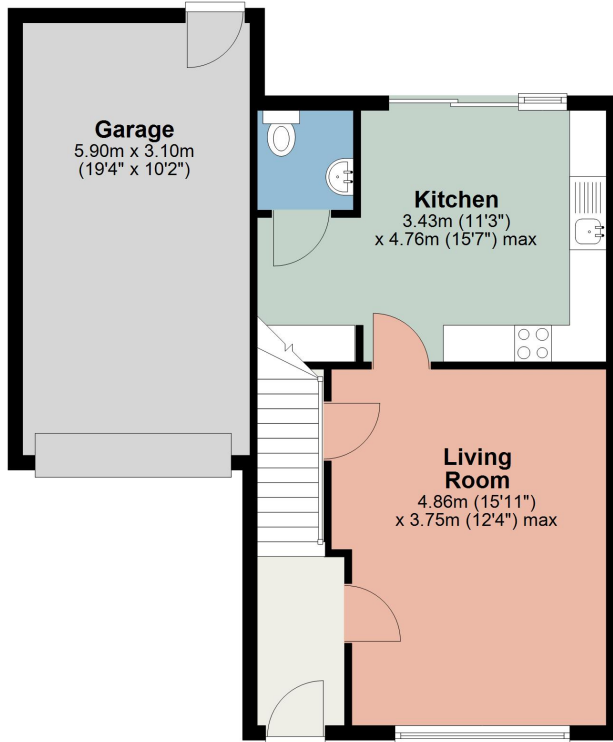
House Bathroom



Rear External

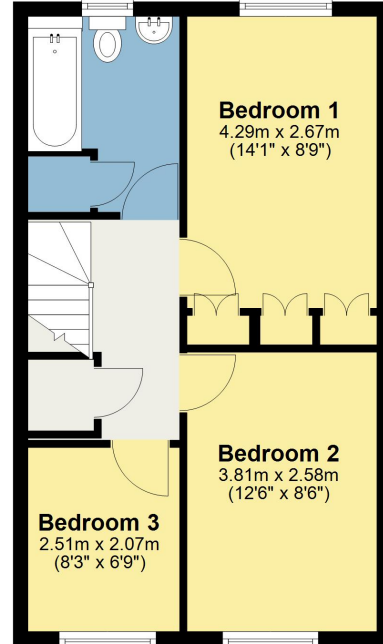
Ground Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

14 High Cragg Close, Kendal

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