



Kendal

£275,000

2 Howard Street, Kendal, Cumbria , LA9 5QZ

Occupying a level and convenient position within a peaceful cul-de-sac, 2 Howard Street is a charming bay-fronted, end-terrace home offering deceptively spacious accommodation throughout. Ideally situated within walking distance of local shops, amenities and footpaths down the picturesque River Kent and up onto Scout Scar, the property also enjoys excellent access to Oxenholme mainline train station the A591 bypass, making it a fantastic choice for commuters and those seeking convenience.

Beautifully presented and ready to move straight into, the accommodation comprises two generous reception rooms, a distinctive light-filled kitchen, two double bedrooms and a well appointed family bathroom. Benefitting from gas central heating, low-maintenance gardens and character features throughout, this delightful home is perfectly suited to first-time buyers and those looking to downsize.

Quick Overview

- Charming bay-fronted end terrace.
- Peaceful cul-de-sac position.
- Two spacious reception rooms.
- Feature wood-burning stoves.
- Unique stainless steel kitchen.
- Two well-proportioned double bedrooms.
- House bathroom
- Low-maintenance enclosed garden.
- Convenient location near amenities.
- Ultrafast broadband speed*



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Ultrafast



On street
parking

Property Reference: K7330



Entrance Hall



Living Room



Dining Room



Kitchen

Stepping through the attractive uPVC front door with stained glass panels, the welcoming entrance hall features wooden flooring which continues into the dining room and kitchen and a gas heating system radiator. An attractive archway with display shelving adds character, while doors lead to both reception rooms and stairs rise to the first floor. There is under floor sheepswool insulation beneath the reception rooms, hallway and stairs.

The bay-fronted living room is a warm and inviting space centred around a wood-burning stove set within an open fireplace on a slate hearth, complemented by matching arched alcoves to either side. Decorative coving and a picture rail further enhance the room's period charm and there is a gas heating system radiator.

The spacious dining room provides a wonderful second reception room, again featuring a wood burning stove set within an open fireplace with fitted alcoves to either side. There is a useful understairs storage cupboard housing the wall-mounted gas boiler, while an opening and feature wall alcove create an attractive connection through to the kitchen.

Flooded with natural light from two Velux roof windows, a high-level window and sliding patio doors opening onto the garden, the kitchen is undoubtedly one of the property's standout features. Designed in a striking commercial-style finish, it is fitted with extensive stainless steel worktops, matching cabinetry and a central island / breakfast bar topped with Richlite paper based board, creating a practical workspace with a contemporary industrial feel reminiscent of a professional chef's kitchen. There is an inset sink with drainer, space for a range-style cooker, fridge/freezer and plumbing for a washing machine and an electric radiator.

The first-floor landing enjoys a side aspect window and provides access to both bedrooms and the family bathroom.

The principal bedroom is a generous double room with two front-facing windows, fitted wardrobes, gas heating radiator and an additional cupboard with steps leading to the useful boarded loft space with new insulation, roofing and skylight. The second bedroom is another comfortable double overlooking the rear garden and benefits from a built-in storage cupboard and electric radiator.

The bathroom is fitted with a three-piece suite comprising a panelled bath with Mira shower over, vanity wash hand basin and WC. The room is finished with part-tiled walls, a heated towel rail, window and a useful linen cupboard.

Externally, the property continues to impress. To the front is a practical log and bin store, while the enclosed rear garden has been designed for ease of maintenance with decorative stone paving and gravelled areas, enclosed by stone walling and benefitting from gated rear access and an outside water tap. Historically there has been a garage in the rear garden.

This delightful home combines character, practicality and a unique kitchen that is sure to appeal to keen cooks and those looking for something a little different.

Early viewing is highly recommended to fully appreciate everything this charming home has to offer. Contact us today to arrange your viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

14' 9" x 12' 4" (4.50m x 3.77m)

Dining Room

11' 3" x 13' 11" (3.44m x 4.26m)

Kitchen

14' 6" x 12' 4" (4.43m x 3.77m)

First Floor

Landing

Bedroom One

10' 11" x 15' 8" (3.34m x 4.80m)

Bedroom Two

11' 5" x 6' 11" (3.49m x 2.12m)

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: ///jumpy.backup.insect

Heading south out of Kendal on the A6 Milnthorpe Road, turn left at the traffic lights onto Romney Road. Take the second right onto Howard Street, where number 2 is the first property on 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Rear Garden



A thought from the owners... "A surprising sense of space, internally and externally, with great light and community".

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 06/07/2026.

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