

Kendal

£210,000

30 Kirkstone Close, Kendal, Cumbria, LA9 7HU

Welcome to 30 Kirkstone Close, a beautifully presented two-bedroom apartment situated on the popular residential development of The Oaks in Kendal. The property offers contemporary accommodation, thoughtfully designed to maximise space and storage, alongside a convenient location within easy reach of Oxenholme mainline railway station, nearby bus stops and a range of local amenities, including Asda, Westmorland General Hospital and Kendal Leisure Centre.

Quick Overview

- Two bedroom modern apartment
- Spacious Open-Plan Living and Kitchen
- House bathroom and En-suite
- Balcony with glass balustrade
- Beautifully Landscaped Private Rear Garden
- Garage With Useful Utility Room
- Sought after residential area
- Close proximety to local amenities
- No upward chain!
- Allocated Parking Space

Property Reference: K7396

2	2	1	C	*Ultrafast Broadband*	*Allocated Parking & Garage*



Entrance Hallway



Kitchen



Kitchen



Living Room

The accommodation benefits from two double bedrooms, one with an en-suite shower room, a separate house bathroom, and an open-plan kitchen and living space with access to an attractive balcony. Externally, the property enjoys a well-maintained rear garden, allocated parking and a useful garage incorporating a utility room, making this an appealing home for a range of buyers.

The property is entered via the front door into a welcoming hallway and stairwell, with useful space for coat and shoe storage. Stairs rise to the first-floor landing, where bedroom one can be found to the right. This generous double bedroom enjoys a front aspect window and benefits from an extensive range of fitted wardrobes and drawers spanning one wall, providing excellent storage. A door leads through to the en-suite shower room.

The en-suite is fitted with a contemporary three-piece suite comprising a corner shower with handheld attachment, WC and vanity wash hand basin with built-in storage. Tiled walls and flooring provide a practical finish, complemented by a wall-mounted heated towel rail. A further storage cabinet with an LED mirror above offers additional space for toiletries, while a rear aspect window overlooks the attractive garden. Underfloor heating and blue LED floor lighting complete the room.

Returning to the landing, a further door opens into the inner hallway, which leads through to the remaining accommodation and open-plan living space. The house bathroom is fitted with a four-piece suite comprising a panelled bath, corner shower with handheld attachment, WC and vanity wash hand basin with integrated storage. Tiled walls, a wall-mounted LED mirror and heated towel rail provide a contemporary finish, while a Velux roof window allows natural light into the space.

Bedroom two is another well-proportioned double room, enjoying a rear aspect window overlooking the garden. The room is fitted with contemporary white wardrobes and drawers, with mirrored panels to the wardrobe doors, providing practical storage while helping to enhance the sense of space and light.

The kitchen is fitted with an extensive range of white high-gloss wall and base units, complemented by dark work surfaces and a striking black tiled splashback. The cabinetry incorporates numerous cupboards and drawers, making excellent use of the available space and providing generous storage, two pull out larder cupboards also act as perfect pantry space.
Integrated appliances include a fridge freezer, four-ring gas hob with extractor, Samsung oven and grill, and microwave. A sink and drainer sit beneath one of two Velux roof windows, which bring natural light into the kitchen. There is also space for a dining table and chairs, creating a practical area for everyday dining.

An opening leads through to the living room, a light and airy space featuring a front aspect window and a gas fireplace with stone mantel and slate hearth, providing an attractive focal point. French doors to the rear open directly onto the balcony, which has been installed by the current vendors and provides a lovely spot to relax or enjoy outdoor dining. The balcony features contemporary dark grey paving and a glass balustrade, creating a modern finish while making the most of the elevated outlook. Steps lead down from the balcony to the rear garden, providing convenient access between the two outdoor spaces.



Living Room



Rear Garden



Bedroom Two



Bathroom



Bedroom One



Bedroom One

The rear garden has been thoughtfully landscaped by the current vendors to create an attractive and well-maintained outdoor retreat. Enclosed by a traditional stone wall, the garden offers a good degree of privacy and provides an inviting setting for relaxing or entertaining during the warmer months. A large paved patio forms the main seating area, complemented by established planting beds, mature greenery and colourful shrubs. Steps lead up to a raised decking area, offering further space for an outdoor dining set, with planted borders adding to the garden's appeal. A paved pathway also runs around the perimeter of the property, providing useful access.

A door from the rear garden leads into the garage, which benefits from power and lighting, along with a range of base units and shelving providing useful storage for household items and garden furniture. A further door leads into the incorporated utility room, fitted with a WC, base units, sink and drainer, and plumbing for a washing machine, offering valuable additional practicality.

Offering well-planned accommodation, excellent storage and appealing outdoor space, this is a lovely home in a convenient Kendal location. Equally suited to first-time buyers, those looking to downsize or anyone seeking a well-presented property with a garden and balcony, early viewing is highly recommended. Contact us today to arrange your viewing.

Accommodation with approximate dimensions:
Entrance Hall
First Floor Landing
Kitchen 17' 6" x 12' 6" (5.35m x 3.82m)
Living Room 19' 4" x 12' 10" (5.91m x 3.92m)
Bedroom Two 10' 2" x 10' 2" (3.12m x 3.12m)
Bathroom
Bedroom One 13' 4" x 10' 1" (4.07m x 3.08m)
Bedroom One En-suite
Garage Up and over door, power, lighting.
Utility Room

Parking:
Allocated parking

Property Information:

Tenure:
Leasehold - held on the baland of 999 years from 15th October 2003.
Service Charge - £94.50 per month.

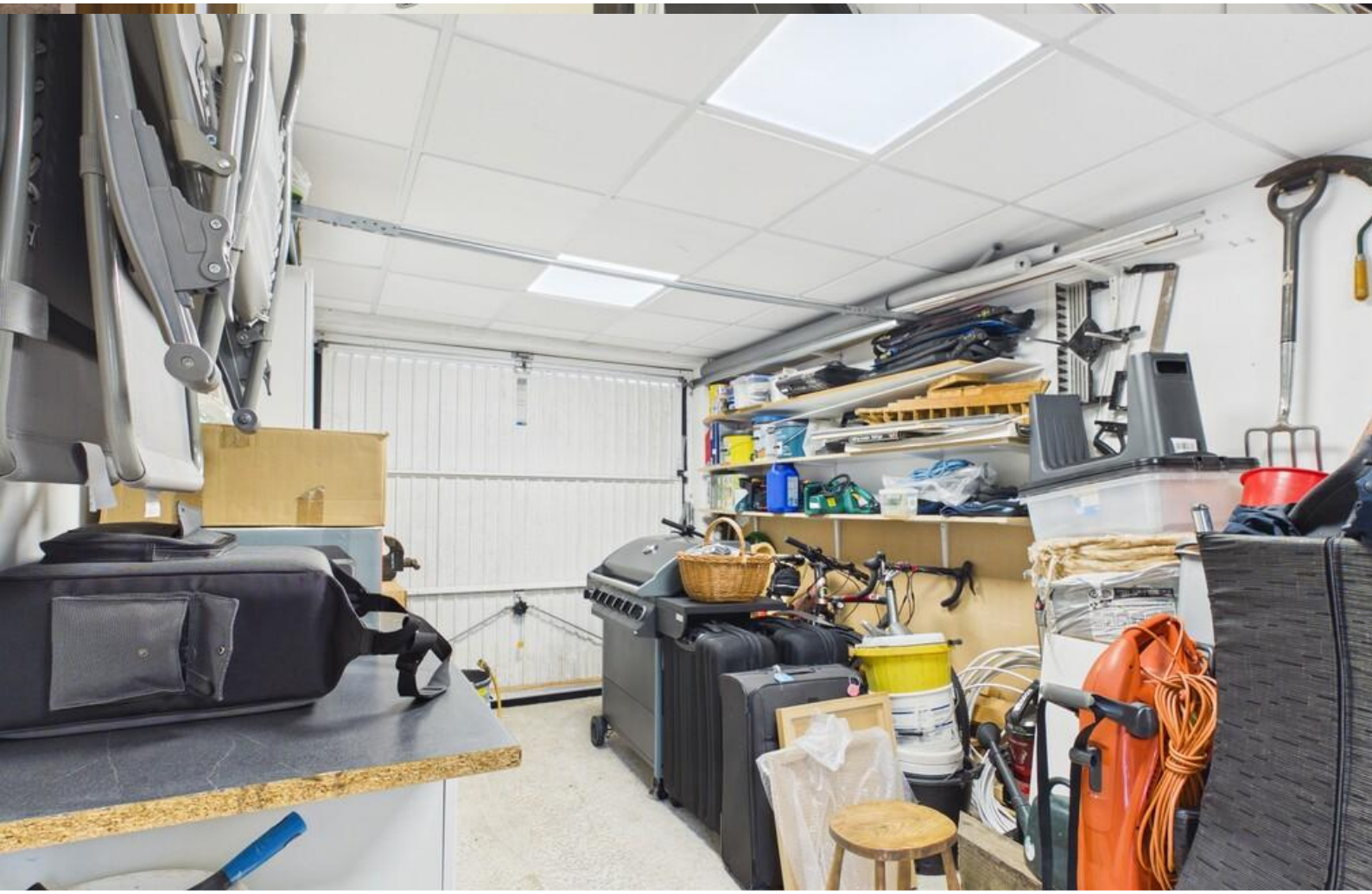
Council Tax:
Westmorland and Furness Council - Band D.

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.



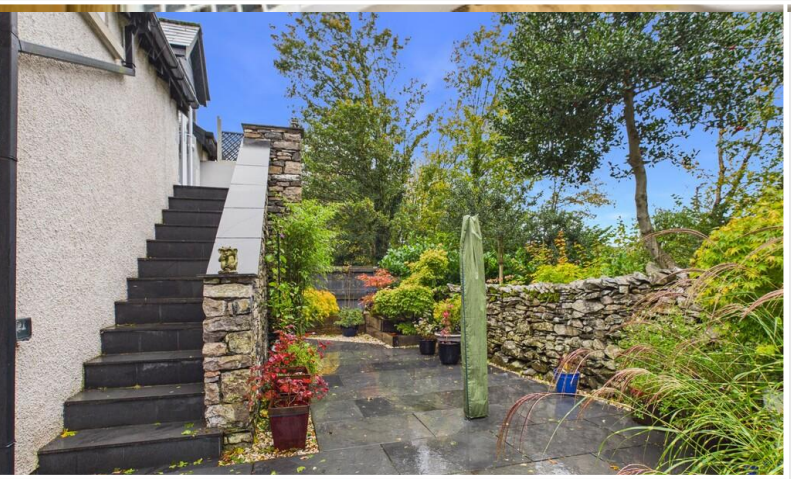
Bedroom One En-Suite



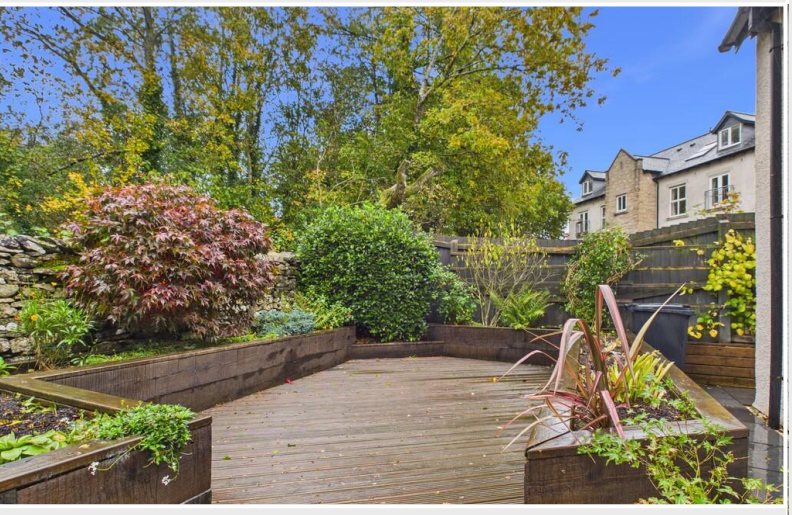
Garage



Utility Room



Rear Garden



Rear Garden

What3Words & Directions:
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The apartment can be found by travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks and Whinlatter Drive, proceed straight ahead following the road down, continue onto Kirkstone Close and follow the road around bearing left. Number 30 can be found towards the top on the left handside.

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).

Meet the Team

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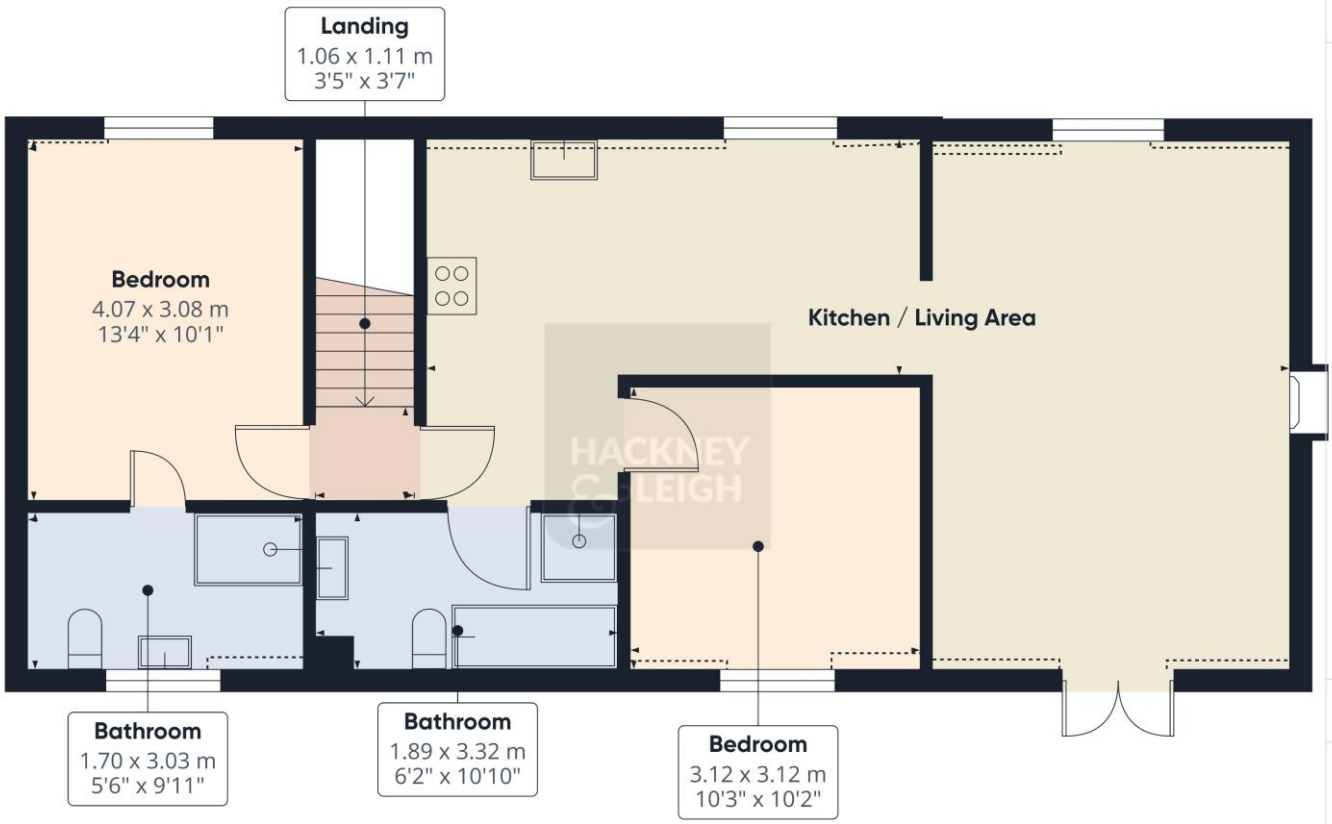


Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01539 729711 or request online.



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Approximate total area(1)

75.2 m²
810 ft²

Reduced headroom

1.6 m²
18 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.

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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 29/10/2026.

Request a Viewing Online or Call 01539 729711