



# Kendal

£215,000

14 Cock & Dolphin Yard, Kendal, Cumbria, LA9 5FE

Situated within a modern development in the heart of the historic market town of Kendal, 14 Cock and Dolphin Yard is a beautifully presented two bedroom end-terraced home, ideally suited to a variety of buyers including first-time purchasers, downsizers or those seeking a low-maintenance home within easy reach of the town centre.

The property enjoys an enviable position with convenient walking access to the many amenities of Kendal town centre, whilst also being perfectly placed for scenic walks to the nearby ruins of Kendal Castle and the picturesque riverside strolls through Abbot Hall Park alongside the River Kent.

## Quick Overview

- Two bedroom end terraced house
- No upward chain!
- Modern fitted kitchen
- Stylish contemporary shower room
- Generous double bedrooms
- Excellent local amenities nearby
- Well presented throughout
- Convenient transport links
- Allocated parking
- Ultrafast broadband available



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Ultrafast  
Broadband  
Available



Allocated Parking

Property Reference: K7297



Entrance Hall



Kitchen



Living Room



Bedroom One

The property enjoys an enviable position with convenient walking access to the many amenities of Kendal town centre, whilst also being perfectly placed for scenic walks to the nearby ruins of Kendal Castle and the picturesque riverside strolls through Abbot Hall Park alongside the River Kent.

From the moment you approach the property, the care and attention given to this home is immediately apparent, with thoughtfully landscaped front and rear gardens creating an attractive first impression. Upon entering, you are welcomed into a bright entrance hall where a useful cloakroom comprising a WC and wash hand basin can be found, alongside a well-positioned storage cupboard ideal for everyday household items.

The kitchen is situated to the front aspect of the property and is fitted with a range of modern units incorporating an inset sink with drainer, gas hob with extractor hood over, oven, integrated fridge freezer and washing machine. A breakfast bar area provides a practical and sociable dining space.

To the rear, the living room is beautifully bright and spacious, enjoying glazed panel doors opening directly onto the landscaped rear garden. The room offers an excellent space for relaxing and entertaining, whilst also benefitting from an understairs storage cupboard. Stairs rise from the living room to the first floor accommodation.

The first floor hosts two bedrooms and the contemporary house shower room. Bedroom one is a generous rear aspect double room featuring built-in wardrobes, whilst bedroom two is another well-proportioned bedroom enjoying a front aspect outlook. The shower room is fitted with a modern suite comprising a large shower enclosure spanning the width of the wall, wash hand basin, WC, heated towel radiator and Velux window, complemented by stylish tiled walls.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring flagged seating areas and raised planted beds, creating an attractive outdoor space to enjoy throughout the year.

A superb opportunity to acquire a well-maintained and conveniently positioned home in one of Kendal's most desirable central locations, with no onward chain. Early viewing is highly recommended.

#### Accommodation with approximate dimensions

Entrance Hall

Cloakroom

Kitchen 10' 10" x 7' 6" (3.31m x 2.30m)

Living Room 14' 11" x 14' 8" (4.55m x 4.49m)

First Floor

Bedroom One 12' 5" x 11' 4" (3.81m x 3.47m)

**Bedroom Two** 10' 11" x 7' 5" (3.33m x 2.27m)

**House Shower Room**

**Property Information**

**Parking:**

**Allocated parking**

**Tenure:** Leasehold - held on a term of 999 years from January 2011

Service Charge of £160 was payable for the period of 1/05/2025 - 30/04/2026

Ground Rent of £129 was payable for the period of 1/07/2025 - 30/06/2026

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

**Council Tax:** Westmorland and Furness Council Tax Band: C

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

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3Words & Directions** ///tunes.tells.bucked

On entering the market town of Kendal from the south, Cock & Dolphin Yard can be found on your left hand side opposite Nether Bridge and the River Kent. Turn left into the development and the allocated parking spot is the last on the left hand side. To access the property follow the footpath straight ahead round the side of the garages and number 14 can be found straight ahead at the end of the terrace.

**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



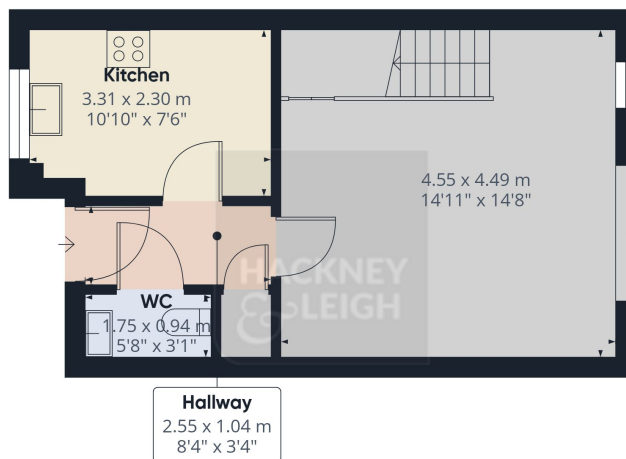
House Shower Room



Rear Garden



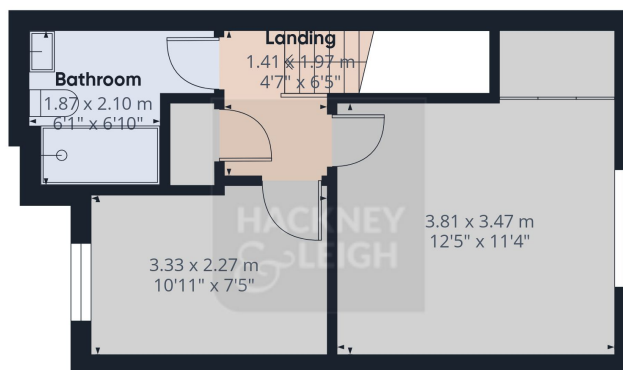
Rear Garden



Floor 0

Approximate total area<sup>(1)</sup>

63.2 m<sup>2</sup>  
681 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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 29/05/2026.

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