



# Kendal

£350,000

2 Sedbergh Road, Kendal, Cumbria, LA9 6AD

2 Sedbergh Road is a charming stone and slate property that now requires updating but offers fantastic potential. Situated in a sought-after area, it boasts a generous garden and is within walking distance of Kendal town centre. Kendal Castle is also just a short stroll away, making it a popular spot for family walks and exploring with dogs.

Upon entering through the porch, an ideal space for coats and shoes. You step into the dining room, a well sized reception area that flows into the living room and has door leading into the kitchen. The living room is a delightful space with a bay window that allows plenty of natural light. A door from the living room leads into the hallway.

## Quick Overview

- End of Terrace property
- Large outdoor space
- Walking distance of Kendal town centre & the castle!
- Two reception rooms
- Kitchen & utility room
- Three bedrooms & bathroom
- Gas central heating
- Now ready for modernisation
- Early viewing recommended!
- Ultrafast Broad speed\*



3



1



2



F



Ultrafast



On street  
Parking

Property Reference: K7059



Living Room



Kitchen



Utility Room



Bathroom

The kitchen is fitted with wall and base units, an inset sink and drainer, a built-in oven and space for a fridge/freezer. A large pantry cupboard provides additional storage, while a window overlooks the garden. A step down leads to the utility area, which includes plumbing for a washing machine, two windows and a practical coal store/basement located beneath the utility floor.

From the hallway, there is access to the rear garden, as well as stairs leading to the first floor. The gas boiler is wall-mounted in this space.

The first floor offers three bedrooms and a bathroom. Bedroom one is a spacious double room with two windows overlooking the rear and side garden. Bedroom two is another good-sized double bedroom with a front aspect. Bedroom three is a single room located at the front of the property. The bathroom is fitted with a four-piece suite, including a panel bath, separate shower cubicle, WC and wash hand basin.

The outdoor space is a standout feature of this property. At the front, there is a small yard with a wood store and an outdoor water tap. A large divorce garden area includes two sheds and is enclosed by a combination of wall and hedge borders, offering privacy and space for further development or landscaping.

Don't miss this fantastic opportunity-call now to arrange a viewing!

Accommodation with approximate dimensions:  
Ground Floor

Porch

Dining Room

12' 2" x 11' 11" (3.72m x 3.64m)

Living Room

15' 9" x 11' 11" (4.81m x 3.64m)

Kitchen 11' 10" x 7' 9" (3.62m x 2.38m)

Utility Room

Hallway

First Floor

Landing

Bedroom One

16' 0" x 11' 11" (4.90m x 3.65m)

Bedroom Two

11' 11" x 9' 2" (3.64m x 2.80m)

Bathroom

Bedroom three

8' 1" x 7' 9" (2.48m x 2.38m)

**Parking:** The current owners have been using the parking space to the side of the property; however, this may not



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Parking area

confer a legal right. We recommend consulting your solicitor for clarification.

**Property information:**

**Tenure:** Freehold

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

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

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

**What3Words & Directions:** [///famous.tube.frost](https://www.what3words.com/#!/famous.tube.frost)

Situated in a popular residential area the property can be found from Kendal Town Centre by proceeding along (A685 to Sedbergh) Castle Street passing under the railway bridge and continuing onto Sedbergh Road. Number 2 can be found on the right hand side opposite the Sawmill Lane.

**Viewing:** 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).

**Agent Note:** Please note that the rear garden and driveway are not included in the registered deeds and neighboring properties have a right of way. The current owners have been using the parking space to the side of the property; however, this may not confer a legal right. We recommend consulting your solicitor for clarification.



Os Map - 01215329



Garden



Garden



Rear Aspect

Request a Viewing Online or Call 01539 729711

## Meet the Team

### Keira Evans

Branch Manager & Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Claudia Cutolo

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Holly Strickland

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jonthompson@hackney-leigh.co.uk



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



**Book Online Now**



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

# Sedbergh Road, Kendal, LA9

Approximate Area = 1157 sq ft / 107.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1264662

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.gov.uk/en-gb/broadband-coverage> on 04/04/2025.

Request a Viewing Online or Call 01539 729711