



Kendal

£295,000

23 Underley Road, Kendal, Cumbria, LA9 5ET

A well-presented stone property situated in a popular residential location just off Kendal Green, within easy reach of local amenities including schools, shops and excellent transport links via the nearby Kendal bypass.

Offering a practical and easy-to-manage layout, this attractive home provides a welcoming living room, fitted kitchen, two double bedrooms, bathroom, front and rear gardens, along with the benefit of a detached garage. Offered with no upward chain, this property presents an excellent opportunity for the next owner to make it their own.

Quick Overview

Attractive semi-detached home

Popular residential location

Cosy living room

Fitted kitchen

Front and rear gardens

Detached garage

Gas central heating

Ideal opportunity for a buyer to personalise

No upward chain!

Ultrafast broadband speed*



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Ultrafast



Detached Garage

Property Reference: K7338



Entrance Hall



Living Room



Kitchen



Bedroom One

Entering the property through the front door, the entrance hall provides access to the ground floor accommodation and stairs rising to the first floor. The living room is a cosy and inviting space enjoying an outlook over the front garden, featuring a charming open fireplace and double doors leading through to the kitchen.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating an inset sink and drainer. Integrated appliances include a Bosch oven, four-ring gas hob with stainless steel extractor, fridge/freezer, along with plumbing for a washing machine.

A side entrance provides access to the outside space and a useful downstairs WC.

To the first floor, the landing gives access to the loft space, two bedrooms and the bathroom. Bedroom one is a generous double room with a front-facing aspect and useful built-in cupboard, while bedroom two is another double bedroom overlooking the rear garden.

The bathroom comprises a three-piece suite including; a panelled bath with shower over, WC and wash hand basin. The room benefits from part-tiled walls, a window and a useful linen cupboard.

Externally, the property offers low-maintenance gardens to both the front and rear. The front garden features a gravelled patio area, while a pathway leads down the side of the property to the rear garden, which includes a patio area with outside tap, lawn area and established apple tree. Steps lead up to the detached garage, which benefits from an up-and-over door, power and lighting.

No upward chain. Early viewing is highly recommended to appreciate the accommodation and location on offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

13' 4" x 13' 10" (4.07m x 4.24m)

Kitchen

8' 3" x 16' 11" (2.52m x 5.17m)

Downstairs WC

First Floor

Landing

Bedroom One

9' 11" x 13' 11" (3.03m x 4.26m)

Bedroom Two

Bathroom

Detached Garage

16' 3" x 9' 4" (4.96m x 2.87m)

Parking: On street parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C.

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: [///headsets.extremes.merchant](https://www.what3words.com////headsets.extremes.merchant)

Underley Road is situated close to Kendal Green and St Thomas primary school. Leaving Kendal north along Windermere Road take the right turning after passing Fairfield Lane into Underley Road. Number 23 is then found on your right hand side a short way down.

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 Two



Bathroom



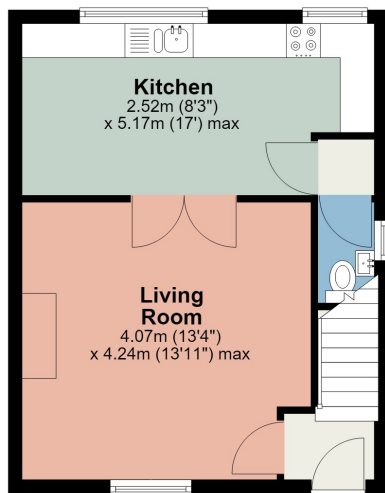
Rear Garden



Detached Garage

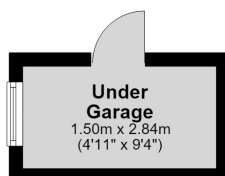
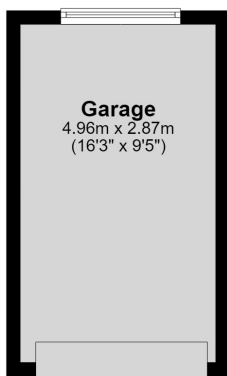
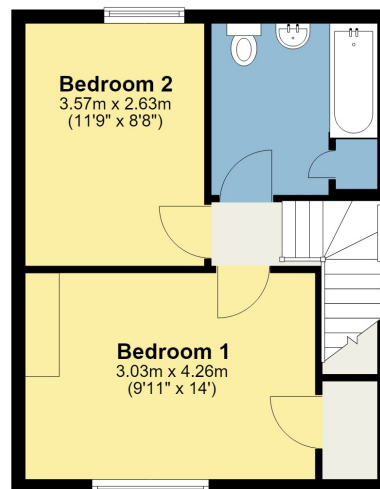
Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 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.

23 Underley Road, Kendal

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