



Kendal

£210,600

34 High Cragg Close, Kendal, Cumbria, LA9 6HN

34 High Cragg Close presents an excellent opportunity to acquire a modern, move-in ready two-bedroom semi-detached home, available at a discounted price through an affordable housing scheme. The property is offered at 80.85% of the full market value, providing an excellent opportunity for affordable home ownership, subject to the purchaser meeting the eligibility requirements for the shared equity scheme with Riverside Housing Association and the Section 106 Agreement.

Situated within a well-established residential neighbourhood, the property occupies a desirable position at the head of a quiet cul-de-sac. Enjoying attractive views across Kendal to the front and open countryside views to the rear, the property also benefits from driveway parking for two vehicles and a landscaped rear garden.

Quick Overview

- Modern semi detached home
- Available at 80.85% of full market value
- Shared equity scheme and section 106 restrictions apply
- Quiet cul-de-sac location with views
- Spacious living room
- Dining kitchen with appliances
- Two double rooms and bathroom
- Landscaped rear garden
- Convenient location
- Ultrafast broadband speed*

Property Reference: K7340



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Ultrafast



Off road parking



Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

Upon entering the property, the welcoming entrance hall provides access to the first floor via the staircase and leads into the spacious living room. The living room is a bright and airy space with a large front-facing window allowing plenty of natural light. There is also a useful understairs storage cupboard and access through to the dining kitchen.

The dining kitchen enjoys a pleasant rear aspect overlooking the garden and countryside, with sliding patio doors providing direct access to the outdoor space. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, an inset sink and drainer. There is a integrated Zanussi oven, four-ring gas hob with stainless steel extractor hood and an integrated fridge/freezer. A door leads into the useful utility room, which benefits from plumbing for a washing machine and houses the wall-mounted boiler. The utility room also provides access to the downstairs cloakroom, fitted with a WC, wash hand basin and radiator.

To the first floor, the landing provides access to the loft space, two bedrooms and the family bathroom.

Bedroom one is a spacious double bedroom enjoying views across Kendal and benefits from a useful storage cupboard. Bedroom two is another well-proportioned double room with pleasant views over the rear garden and open countryside.

The bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, WC and wash hand basin. The room is finished with part tiled walls, a window and radiator.

Externally, the property benefits from two allocated parking spaces to the side. The rear garden has been thoughtfully landscaped to provide an attractive, low-maintenance outdoor area, featuring a patio seating area, artificial lawn, stone chipping borders and a timber shed.

Combining modern accommodation, attractive views and an affordable route to home ownership, this excellent property is ideal for first-time buyers or those looking to downsize. Early viewing is highly recommended to fully appreciate what this home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Living Room

13' 10" x 12' 3" (4.23m x 3.75m)

Dining Kitchen

10' 0" x 11' 1" (3.07m x 3.40m)

Utility Room

Cloakroom

First Floor

Landing

Bedroom One

10' 11" x 12' 3" (3.35m x 3.75m)

Bedroom Two

12' 11" x 8' 9" (3.96m x 2.67m)

Bathroom

Parking: Off road parking for two cars.

Property Information:

Tenure: Freehold.

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

Council Tax: Westmorland & Furness Council - Band B.

What3Words & Directions: [///hikes.mobile.olive](https://www.what3words.com/#!/hikes.mobile.olive)

High Cragg Close is situated within a popular residential area on the north-eastern side of Kendal. From the junction on Appleby Road, turn onto Sandylands and continue along the road, passing the Spar shop on your right-hand side. Take the left turning just before the park onto Jenkins Rise and follow the road as it bends round to the right onto Kentdale Road. Continue towards the Fish and Chip shop, then turn left into Jenkins Crag Court. Follow the road as it bends to the right onto High Cragg Close, then take the right turn. Continue around the road and take the next left, heading towards the top of the road where number 34 can be found as the first property on the left-hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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 area shown between Sections A and B on the title plan is not included within the registered title. We understand this area is protected due to the presence of newts.



Bedroom Two



Bathroom



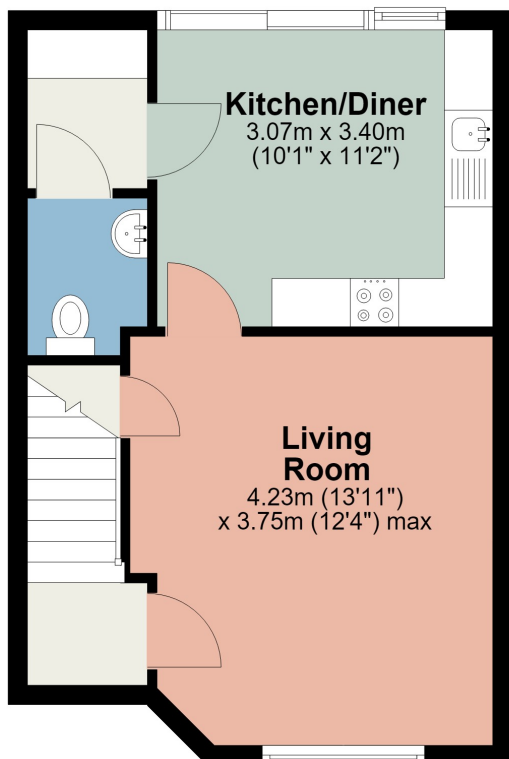
Rear Garden



Views to the rear

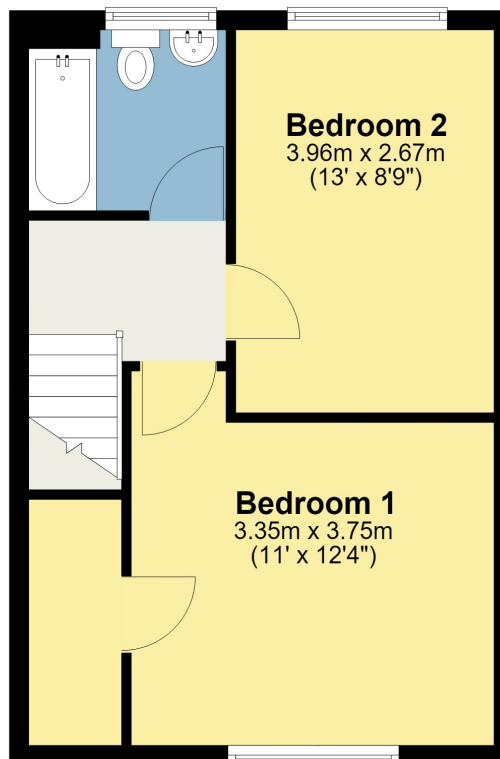
Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 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.

34 High Cragg Close, Kendal

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