



Kendal

£225,000

13 Shap Road, Kendal, Cumbria, LA9 6BZ

Welcome to 13 Shap Road, a traditional mid-terraced property ideally located to the north of Kendal town centre. Conveniently positioned close to local schools, shops, and everyday amenities, including Kendal Railway Station, this well-balanced home offers spacious accommodation suited to families, first-time buyers or those seeking a conveniently located property. The home also enjoys pleasant views across Kendal Cricket Club and towards the surrounding fells.

Upon entering, you are welcomed into an entrance hall with stairs leading to the first floor and a useful understairs storage cupboard.

Quick Overview

Traditional mid terrace property

Two reception rooms

Fitted Kitchen

Three bedrooms

House bathroom

Rear yard

Roof fitted in 2025 with 10 year warranty

Convenient location

No upward chain!

Ultrafast broadband speed*



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Ultrafast



On street permit parking

Property Reference: K7288



Living Room



Dining Room



Kitchen



Bedroom One

The living room features a bay window to the front elevation and a charming fireplace with a coal-effect gas fire, complemented by decorative coving and a picture rail. The dining room enjoys a rear aspect with attractive views across Kendal Cricket Club and the fells, along with a feature fireplace.

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating an inset sink and drainer. Finished with coordinating part-tiled walls, the kitchen includes an integrated Lamona oven and four-ring gas hob, space for a fridge/freezer and plumbing for a washing machine. A window overlooks the rear yard, with a door providing direct access outside.

To the first floor, the landing leads to three bedrooms and the family bathroom.

Bedroom one is a double room with fitted furniture including wardrobes and overhead storage. Bedroom two, also a double, enjoys the rear aspect and benefits from a fitted wardrobe. Bedroom three is a single room with a front aspect.

The bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, wash hand basin and WC. A built-in cupboard houses the Worcester boiler and provides additional shelving. The room is finished with tiled walls, a window, and radiator.

Externally, the property benefits from a rear yard with an outside water tap and a useful storage cupboard. To the front, there are attractive mature flower beds enhancing the kerb appeal.

Offered with no onward chain, this property presents an excellent opportunity so an early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

9' 8" x 15' 2" (2.96m x 4.63m)

Dining Room

9' 8" x 13' 6" (2.95m x 4.14m)

Fitted Kitchen

5' 2" x 21' 9" (1.60m x 6.63m)

First Floor

Landing

Bedroom One

9' 6" x 13' 4" (2.90m x 4.07m)

Bedroom Two

8' 9" x 12' 10" (2.69m x 3.93m)

Bedroom Three

6' 1" x 8' 9" (1.87m x 2.69m)

Bathroom

Parking: On street permit 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: [///regime.takers.amplified](#)

Approaching Kendal from the north via Windermere Road, continue downhill onto Sandes Avenue and cross Victoria Bridge. Follow the road past Kendal Railway Station, then turn left onto Shap Road. Proceed past Kendal Cricket Club, where the property is situated on the left-hand side opposite Dale Avenue.

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



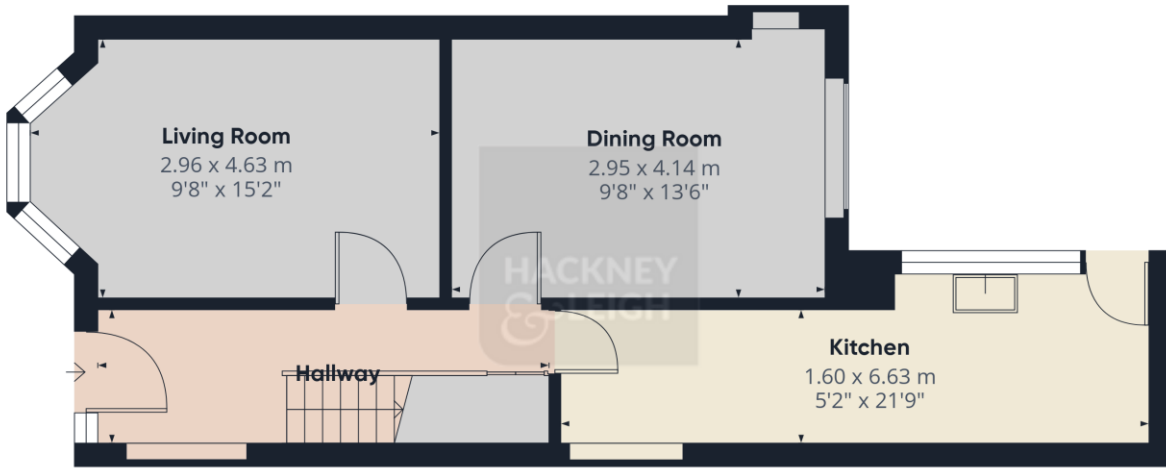
Bedroom Three



Bathroom

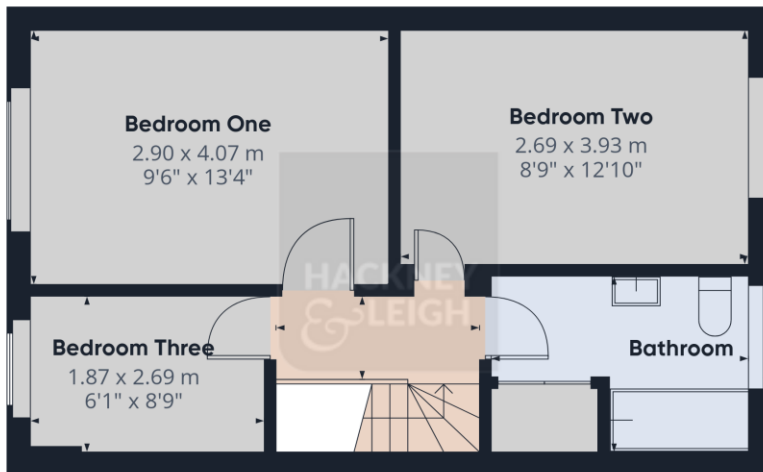


Rear Yard



Floor 0

Approximate total area^m
82.8 m²
892 ft²



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 20/05/2026.

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