

HACKNEY & LEIGH

Kendal

£325,000

10 Underley Hill, Kendal, Cumbria, LA9 5EX

Situated in an enviable position on Underley Hill, this charming stone-built semi-detached home enjoys exceptional rear aspect views across the surrounding landscapes with the Lakeland fells providing a stunning backdrop. Conveniently positioned for access to Kendal town centre and the popular Kendal Green area, the property is perfectly placed for enjoying both local amenities and the surrounding countryside. The A590 and M6 motorway network are readily accessible via Plumgarths Roundabout and Junction 36, whilst the heart of the Lake District National Park is within approximately 15 minutes' drive.

The accommodation is arranged over two floors and briefly comprises an entrance hallway leading into a bright and welcoming living room, featuring a characterful log-burning stove which provides an attractive focal point to the room. This opens through into the impressive open-plan dining kitchen, undoubtedly the heart of the home. The space offers ample room for both everyday family living and more formal dining and entertaining.

3	2	2	D	*Ultrafast*	*Off road parking*

Quick Overview

- Charming stone built semi detached home
- Three bedrooms
- Impressive open plan dining kitchen
- Great location for Kendal amenities
- No onward chain!
- Wood burning stove
- Great access to transport links
- Beautiful panoramic views of the Lakeland fells
- Ultrafast broadband available
- Off road parking

Property Reference: K7400



Views from the kitchen



Living Room



Open plan dining kitchen



Utility Room

Your attention is immediately drawn to the expansive rear window, which perfectly frames the dramatic surrounding landscape, with grazing sheep and the Lakeland fells visible in the distance, creating a wonderful sense of space and connection with the outdoors. The fitted kitchen comprises a range of wall and base units, inset sink with drainer, a range cooker and extractor over, together with space for a freestanding dishwasher and fridge freezer. A door provides access out to the rear garden.

Leading off the dining kitchen is a useful utility room, fitted with plumbing for a washing machine, venting and space for a tumble dryer, together with practical coat and shoe storage. There is also a separate cloakroom comprising WC and wash hand basin.

To the first floor, the principal bedroom is a well-proportioned double room enjoying a front aspect, whilst bedroom two is a smaller double room with attractive rear aspect views across the surrounding countryside. Bedroom three is a single room, offering flexibility for use as a child's bedroom, nursery or home office. Completing the first-floor accommodation is the house bathroom, fitted with a paneled bath with overhead shower and glass screen, WC and wash hand basin, with paneled walls.

Externally, the property benefits from driveway parking for one vehicle to the front. To the rear, the garden has been arranged over several tiers, beginning with a terrace seating & dining area which steps down to a pathway leading to the lower lawn. The elevated position further enhances the wonderful outlook, with the surrounding greenery and open countryside providing an appealing backdrop. A useful outhouse, built beneath the patio and accessed from the lower level, provides valuable outdoor storage and has electricity.

This delightful stone-built home combines characterful accommodation and practical living space with some truly impressive views. Offering three bedrooms, driveway parking, a versatile open-plan dining kitchen and tiered rear garden, all within convenient reach of Kendal town centre, the M6 and the Lake District, this is an appealing home in a sought-after residential location.

Accommodation with approximate dimensions
Living Room:
13' 1" x 12' 9" (4.01m x 3.90m)
Open plan dining kitchen:
22' 6" x 10' 4" (6.88m x 3.15m)
Utility Room
Cloakroom
First Floor
Bedroom One:
11' 5" x 9' 7" (3.49m x 2.94m)



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bathroom



Cloakroom

Bedroom Two:
10' 2" x 8' 4" (3.12m x 2.56m)
Bedroom Three:
8' 5" x 7' 11" (2.59m x 2.43m)
House Bathroom
Outhouse:

Property Information

Parking: Driveway parking for one vehicle

Tenure: Freehold

Services: Mains gas, mains electricity, mains water & 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: ///scorching.tones.baths

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. Turn left into the Cul-de-sac for Underley Hill and number 10 can be found in the corner on the left hand side.

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 One



Terrace



Views from the terrace



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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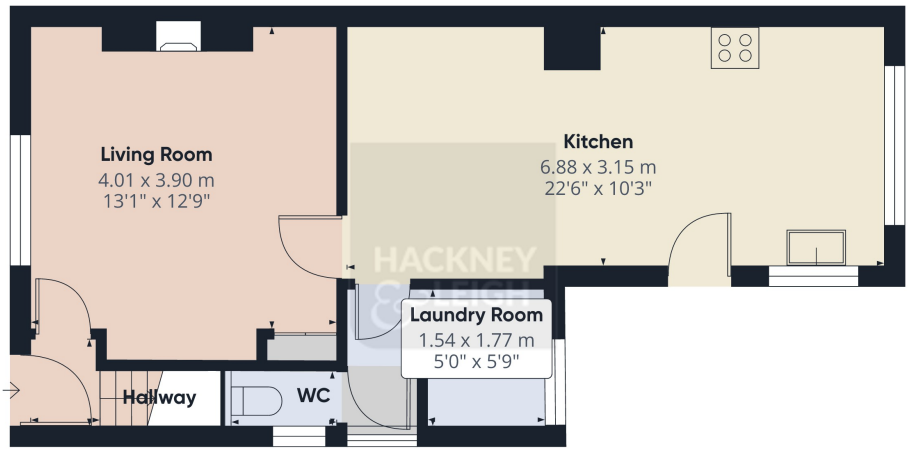
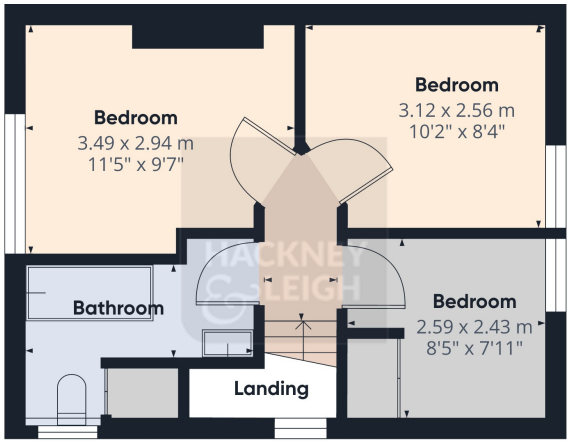


Floor 0 Building 1





Floor 1 Building 1

Approximate total area(1)

66.2 m²

714 ft²

(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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