



Kendal

£225,000

19 Union Street, Kendal, LA9 4RP

Welcome to 19 Union Street, a charming and deceptively spacious two-bedroom end-terrace home, ideally positioned just a short stroll from Kendal town centre. Tucked away just off Windermere Road, the property enjoys excellent access to an array of shops, cafés, restaurants and local amenities, whilst also being within easy walking distance of both Kendal bus and train stations, making it an excellent choice for commuters. Combining character, practicality and a superb location, this delightful home is perfectly suited to first-time buyers, those looking to downsize, or anyone seeking a low-maintenance lock-up-and-leave base on the doorstep of the Lake District National Park.

Quick Overview

- Charming end terrace property
- Two bedrooms
- Spread over three floors
- Low maintenance rear yard
- Versatile garden office pod
- Ideal for first time buyers
- Perfect lock up and leave property
- Short distance to the Lake District
- Short walk to town centre
- Ultrafast broadband speed*



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Ultrafast
Broadband



On-Street Parking

Property Reference: K7329



Living Room



Kitchen / Dining



Bedroom One



Bedroom Two

The property is entered via a welcoming entrance hall, offering space for coats and shoes, together with stairs leading to the first floor. A door opens into the bright and inviting living room, a light-filled space benefitting from a front aspect window complete with fitted window seat. Character features include an attractive gas fireplace with a stone mantel and slate hearth, complemented by fitted alcove shelving on the left hand side. Additional side and rear aspect windows flood the room with natural light, whilst a useful built-in storage cupboard houses the Vaillant boiler. A door provides direct access to the rear courtyard.

From the rear of the living room, steps lead down to the lower ground floor where the well-appointed kitchen is located. Fitted with a range of contemporary cream gloss base units, the kitchen incorporates an integrated oven and grill, four-ring gas hob with extractor hood over, glass splashback and a Belfast sink. There is space for a washing machine, dishwasher, fridge-freezer and a dining table, making this a practical and sociable space. Front and rear aspect windows looking to the street and yard above.

To the first floor are two bedrooms and the house bathroom, with loft access that can be found on the landing. The principal bedroom is a well-proportioned double room enjoying a front aspect and benefitting from extensive built-in shelving and storage cupboards. Bedroom two is a comfortable single room overlooking the rear of the property, ideal as a guest room, nursery or home office. The bathroom is fitted with a three-piece suite comprising a corner shower with handheld attachment, wash hand basin and WC, together with panelled walls and a rear aspect window.

Externally, the property enjoys a private and low-maintenance rear courtyard, finished with artificial lawn for year-round ease of upkeep. Gated side access from the street provides convenient entry, whilst a useful bike store adds further practicality. A real standout feature is the attractive detached garden office pod, complete with mains electricity, currently utilised as a home office but equally suited as a hobby room, studio or relaxing garden retreat to enjoy throughout the warmer months. The rear yard also benefits from an outside tap and mains electricity sockets.

Offering character, convenience and excellent versatility, 19 Union Street presents a fantastic opportunity to acquire a well-presented home in one of Kendal's most convenient locations. With the town centre, transport links and everyday amenities all within easy walking distance, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room
10' 2" x 19' 11" (3.11m x 6.08m)

Lower Ground Floor

Kitchen
12' 4" x 18' 8" (3.77m x 5.70m)

First Floor

Bedroom One

10' 4" x 11' 1" (3.17m x 3.4m)

Bedroom Two

7' 6" x 8' 3" (2.29m x 2.53m)

Showroom

Garden Office Pod

7' 1" x 9' 11" (2.16m x 3.04m)

Parking:

On street parking.

Property Information:

Tenure:

Freehold.

Council Tax:

Westmorland and Furness Council - Band B

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:

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Proceeding out of town on Stricklandgate, bearing left onto Windermere Road. Turn Right onto Union Street, number 19 can be found at the end on the first row of houses on the right hand side.

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).



Showroom



Rear Garden



Garden Office Pod



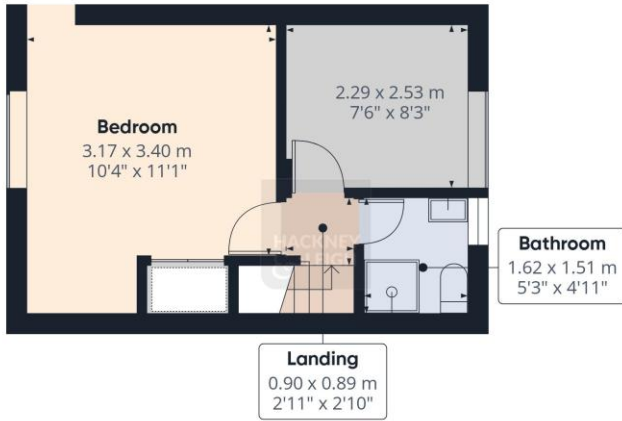
Front External



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
73.9 m²
796 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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 08/07/2026.