



## Kendal

£250,000

15 Castle Rise, Kendal, Cumbria , LA9 7BQ

Set on the edge of Kendal's established Castle Estate, beneath the historic ruins of Kendal Castle, this three-bedroom mid-terrace home offers a welcoming and versatile space in a well-connected location. With excellent access to transport links at Oxenholme Mainline Station, Junction 37 of the M6 and the Lake District reachable in around 20 minutes, the property is well placed for everyday living, commuters and exploring the surrounding area.

To the front, a driveway provides off-road parking for multiple vehicles. Inside, you are welcomed into the entrance hall with access to the first floor and a door that leads through to the living room. The living room is a cosy space, featuring an electric fireplace set within alcoves and also benefits from a useful understairs storage cupboard.

### Quick Overview

- Three-bedroom mid-terrace home
- Living room with electric fireplace
- Versatile third bedroom/home office
- Modern shower room
- Well suited for first time buyers
- Landscaped rear garden
- Convenient location
- Linen cupboard and understairs storage
- Ultrafast broadband available
- Driveway parking



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Ultrafast  
Broadband



Driveway Parking

Property Reference: K7214



Living Room



Kitchen



Kitchen



Bedroom One

The breakfast kitchen is positioned to the rear, looking out over the garden and offers a practical layout with base units, a porcelain inset sink, a freestanding Belling farmhouse cooker with electric hob and extractor fan, together with an integrated fridge freezer and washing machine. Complete with tiled flooring and space for a small dining table, this room works well for day-to-day living. A rear porch provides additional storage space for coats, shoes, and boots and houses the boiler, with direct access out to the garden.

Upstairs, the first floor offers three bedrooms, a house shower room and a linen cupboard on the landing. The main bedroom sits to the rear of the property and enjoys longer views across neighbouring rooftops towards the Lakeland fells. The second bedroom faces the front and looks across the road towards an open field beyond, while the third bedroom is a flexible single room, ideal for a child's bedroom, nursery, home office or dressing room.

The house shower room is fitted with panelled walls and tiled flooring and includes a vanity wash hand basin with WC, a walk-in shower with waterfall head, a heated towel rail, and built-in shelving for toiletries and towels.

The rear garden includes a flagged patio area, a lawned section beyond and a garden shed at the bottom of the plot. A manageable outdoor space with plenty of potential!

This convenient home offers a great opportunity for a new owner to enjoy and personalise, providing a blank canvas ready to be tailored to individual tastes. With its adaptable accommodation, outdoor space, parking and well-connected location, the property is well suited to first-time buyers, young families, investors or downsizers, looking for a manageable home in Kendal.

Accommodation with approximate dimensions

Entrance Hall

Living Room 13' 9" x 13' 0" (4.21m x 3.98m)

Breakfast Kitchen 7' 1" x 16' 3" (2.16m x 4.97m)

Rear Porch 3' 10" x 4' 7" (1.19m x 1.42m)

First Floor

**Bedroom One** 12' 2" x 8' 9" (3.72m x 2.68m)

**Bedroom Two** 8' 11" x 10' 1" (2.74m x 3.08m)

**Bedroom Three** 8' 5" x 7' 1" (2.58m x 2.16m)

**House Shower Room**

**Property Information**

**Parking** Driveway parking

**Tenure** Freehold

**Services** Mains gas, mains electricity, mains water and mains drainage

**Council Tax** Westmorland and Furness Council tax band: B

**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** ///teach.reform.star

From Kendal Town Centre, head south along Aynam Road and turn left onto Parkside Road. Continue along Parkside Road, passing the Cricket Club on the left. Proceed past the junction for Castle Drive, and just beyond the junction for Castle Grove, you will find 15 Castle Rise. It is the third property in the terrace, second from the end, facing towards the main road.

**Anti-Money Laundering Regulation** 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



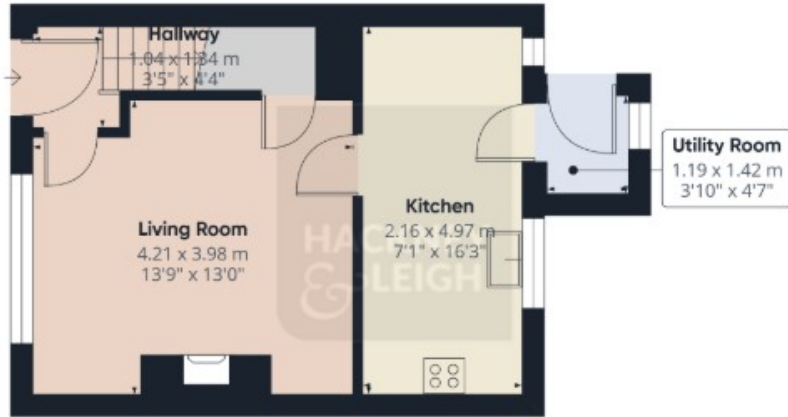
Bedroom three



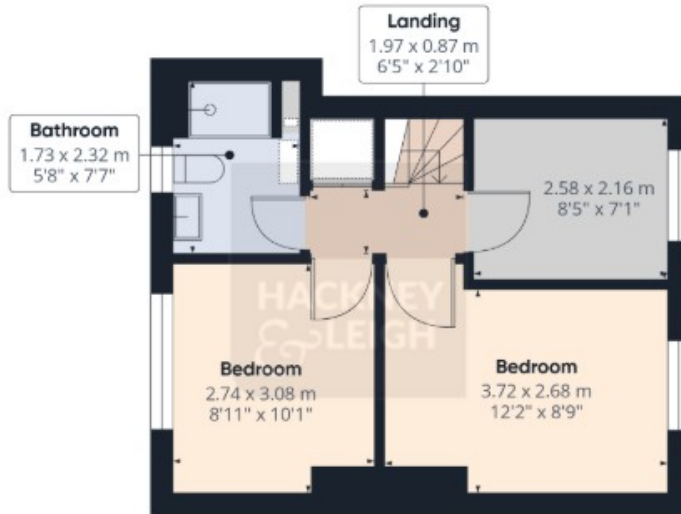
Shower Room



Rear Garden



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

61.1 m<sup>2</sup>

657 ft<sup>2</sup>

(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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