



# Kendal

£250,000

14 West Street, Kendal, Cumbria, LA9 5QL

A charming Victorian end-terraced stone and slate home, ideally positioned on the southern side of the market town of Kendal, within easy walking distance of local shops and the picturesque River Kent. This characterful property offers generously proportioned accommodation including two bedrooms, a study/dressing room, two reception rooms and a fitted kitchen, together with a south-facing rear yard and garage. The property also benefits from gas central heating with period-style cast radiators throughout, complementing the many original features retained within the home. Retaining much of its period charm, the property provides a warm and welcoming atmosphere. An early viewing is highly recommended.

## Quick Overview

- Charming Victorian end-terraced home
- Two spacious reception rooms
- Fitted kitchen with direct rear access
- Two bedrooms plus versatile study/dressing room
- Heritage fitted bathroom suite
- South facing rear yard and garage
- Walking distance to town, amenities and River Kent
- Gas central heating
- No upward chain
- Ultrafast broadband speed\*



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1



2



E



Ultrafast



Garage & on street parking

Property Reference: K7286



Entrance Hall



Kitchen



Rear reception room

A front door opens into the entrance porch, complete with useful coat hooks, before leading into the hallway where stairs rise to the first floor and doors open into the reception rooms.

The living room is a delightful space, featuring a bay window with an aspect to the front and a feature fireplace with tiled inset and open fire, framed by a wooden mantel. Built-in storage cupboards sit neatly within the fireside alcoves, while period details including a ceiling rose, picture rail and decorative coving enhance the room's charm.

The second reception room enjoys both rear and side aspects and features a further fireplace with tiled inset, gas fire and slate hearth. Additional storage is provided by a built-in pine cupboard within the alcove and a practical understairs cupboard, while a period pulley laundry rack adds both character and practicality to the space.

To the rear of the property, the fitted kitchen is appointed with a range of wall and base units with complementary work surfaces incorporating an inset sink and drainer and coordinating part tiled walls. Integrated appliances include a double Neff oven and four-ring gas hob with concealed extractor above, alongside plumbing for a washing machine and space for a fridge/freezer. A window overlooks the south-facing rear yard and a door provides direct external access.

On the first floor, the landing provides access to the loft, bedrooms and bathroom.

Bedroom one is a spacious double room with front and side aspects, a feature fireplace and a deep built-in storage cupboard. Bedroom two is positioned at the rear and is accessed via a useful study/dressing room, making it a versatile space for home working or additional storage.

The bathroom is fitted with a three-piece heritage-style suite comprising a freestanding claw-foot cast iron bath with shower over, a vintage-style wash hand basin and WC, complemented by part tiled walls, a radiator and a window providing natural light.

Externally, the property benefits from a south-facing rear yard giving access to the garage, which is fitted with double doors, power, lighting and a workbench. To the front, a small flower bed adds to the property's kerb appeal.

Combining period charm, flexible living space and a highly convenient location on an open corner position at the junction of Park Street and West Street, 14 West Street presents an excellent opportunity for a purchaser to create a truly special home. Early viewing is strongly advised.



Living Room



Rear reception room



Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room

10' 9" x 14' 1" (3.28m x 4.31m)

Rear Reception Room

13' 10" x 11' 4" (4.22m x 3.46m)

Kitchen

6' 7" x 11' 10" (2.03m x 3.61m)

First Floor

Landing

Bedroom One

14' 7" x 11' 0" (4.46m x 3.37m)

Bedroom Two

6' 9" x 11' 9" (2.07m x 3.59m)

Study/Dressing Room

7' 1" x 11' 3" (2.17m x 3.45m)

Bathroom

Garage:

11' 5" x 18' 4" (3.48m x 5.61m)

Parking: On street 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: [///trace.indoor.envy](https://www.what3words.com/trace/indoor/envy)

Situated to the southern side of the market town of Kendal the property can be found just off the A6 Milnthorpe Road. Take the turning left at the traffic lights at the junction of Romney Road, then left into Park Street, turning right onto West Street and the property can be found on your right.

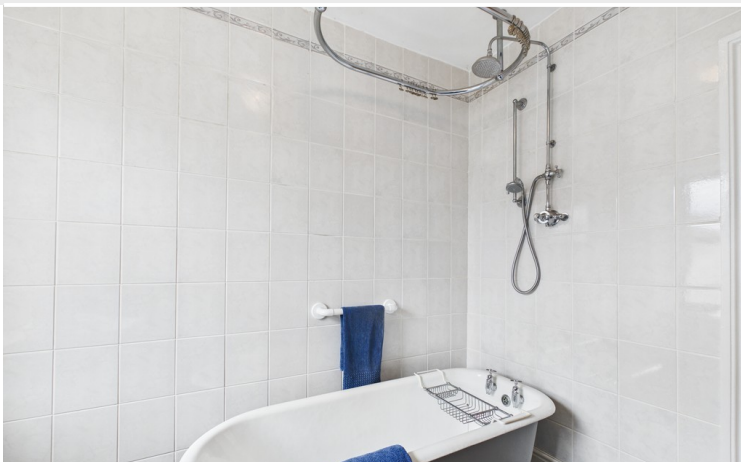
Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom Two



Study/Dressing Room



Bathroom

Request a Viewing Online or Call 01539 729711



Bedroom One



Bathroom



Rear Yard



Garage



Front Aspect

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## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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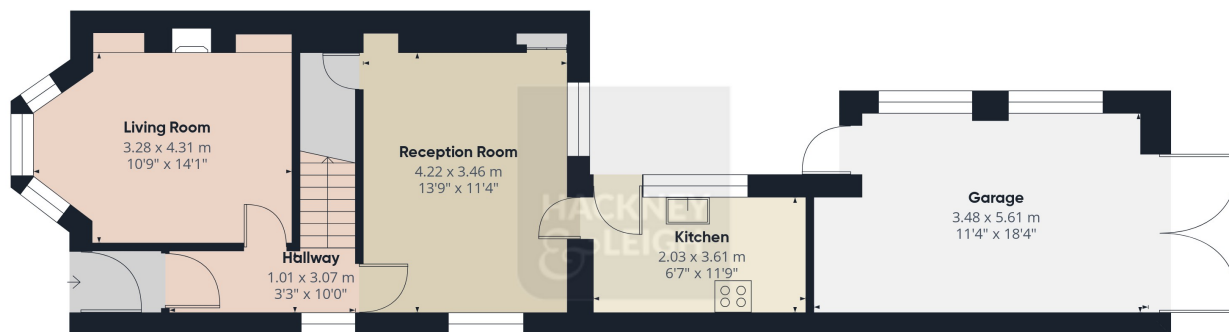


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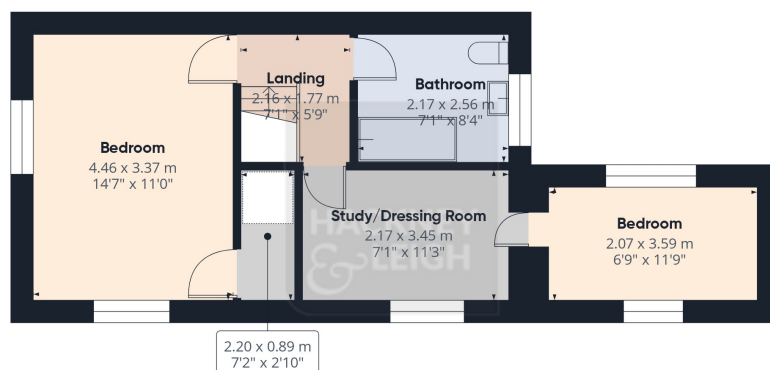
Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: [kendalsales@hackney-leigh.co.uk](mailto:kendalsales@hackney-leigh.co.uk)



Floor 0

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

103.4 m<sup>2</sup>  
1114 ft<sup>2</sup>



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.

GIRAFFE360

**A thought from the owners...** *"This is a bright and airy house with a great deal of character and traditional period style".*

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