



**HACKNEY
& LEIGH**

Kendal

£185,000

15 Wilson Street, Kendal, Cumbria, LA9 7DR

Welcome to 15 Wilson Street, a two-bedroom mid-terraced property conveniently situated within walking distance of Kendal town centre. The accommodation comprises a living room, kitchen, two double bedrooms and a house bathroom, with the added benefit of a rear yard and on-road parking. Ideally placed for enjoying Kendal's range of shops, cafés, bars and restaurants, the property is also just a two-minute walk from Anytime Fitness gym. Offering potential as a first home or investment opportunity, early viewing is recommended.

Quick Overview

- Mid terraced house
- Two well proportioned bedrooms
- Cozy living room with gas fireplace
- Useful understairs and landing storage
- Fitted kitchen with integrated appliances
- Close to town centre
- Ideal first home or investment
- Enclosed rear yard with patio area
- No upward chain!
- Ultrafast broadband speed*



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TBC



Ultrafast
Broadband

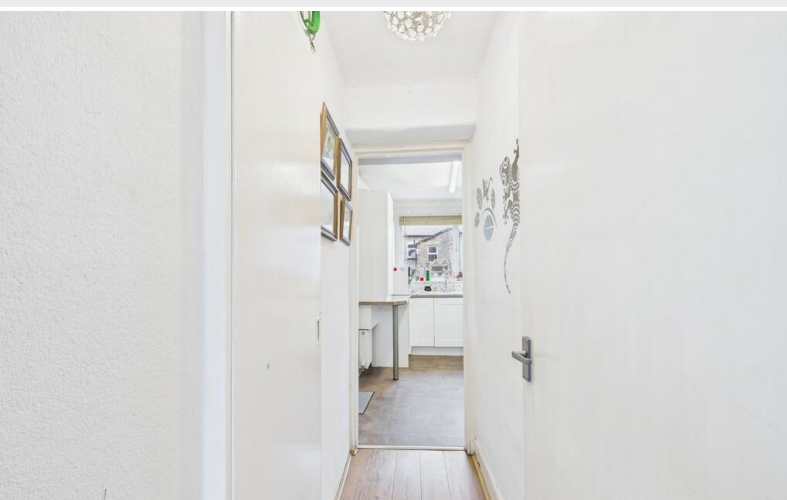


On-Street Parking

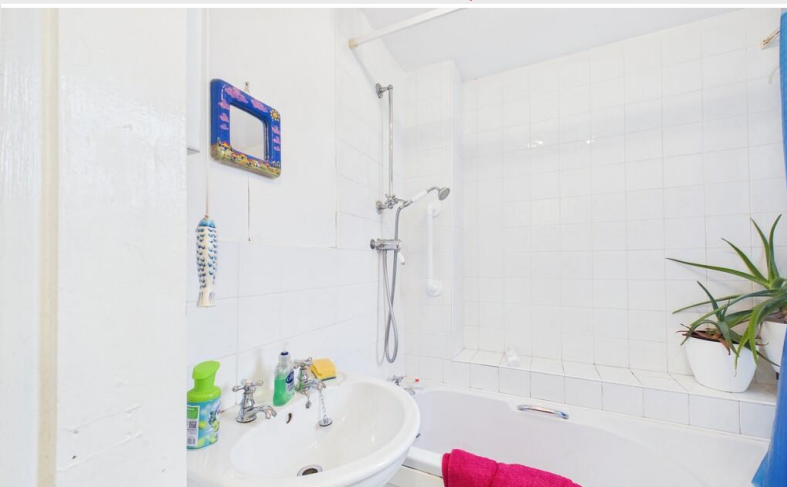
Property Reference: K7386



Living Room



Inner Hallway



Bathroom



Kitchen

Entering through the front door, you are welcomed into the living room, which enjoys a front aspect window allowing natural light into the space. The room features a gas fireplace set on a marble hearth, with a decorative tiled inset and wooden mantle above. Two fireside alcoves sit either side, one incorporating shelving and a cupboard housing the electrics.

An opening leads through to the inner hall, where the house bathroom is positioned to the left. Fitted with a three-piece suite, the bathroom comprises a panelled bath with handheld shower attachment, WC and wash hand basin. A rear aspect window provides natural light, while part-tiled walls complete the space. Opposite, a useful understairs storage cupboard provides deep storage, ideal for keeping household essentials neatly tucked away.

Continuing through to the kitchen, there is a range of wall and base units providing storage and worktop space. The kitchen is equipped with an integrated fridge freezer, a four-ring gas hob with an integrated oven and grill below, and an extractor hood above. There is also plumbing for an undercounter washing machine, alongside a stainless-steel sink and drainer positioned beneath a rear aspect window. A cupboard houses the Worcester boiler, while part-tiled splashbacks provide a practical finish.

Stairs rise from the living room to the first-floor landing, where the two bedrooms are located. Bedroom two is positioned to the rear and offers a smaller double room with a rear aspect window. To the front, bedroom one is a larger double bedroom, benefiting from dual front aspect windows which provide plenty of natural light. The landing also offers access to the loft and a useful storage cupboard fitted with hanging space and shelving.

Externally, the property benefits from a rear yard accessed directly from the kitchen. A flagged pathway leads to a patio area, providing space for a bistro set and outdoor seating. Steps continue down to the far end of the yard, where a gate provides access to the rear lane. The space also features a variety of shrubs and plants, offering scope for buyers to make it their own.

Whether you are taking your first step onto the property ladder or looking for an investment opportunity in a convenient Kendal location, 15 Wilson Street is well worth a closer look. Call now to arrange your viewing.

Accommodation with approximate dimensions:

Living Room

12' 0" x 13' 6" (3.68m x 4.14m)

Inner Hallway

5' 11" x 2' 8" (1.81m x 0.82m)

Bathroom

Understairs Storage

Kitchen

9' 6" x 7' 3" (2.92m x 2.21m)

First Floor Landing

4' 3" x 2' 6" (1.32m x 0.78m)

Bedroom Two

8' 11" x 8' 6" (2.74m x 2.61m)

Bedroom One

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

Cupboard

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:
///rally.thank.intervals
Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right. At the end of Aynam Road, turn left onto Nether Street, take the second left onto Wilson Street and number 15 will be on the left 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).

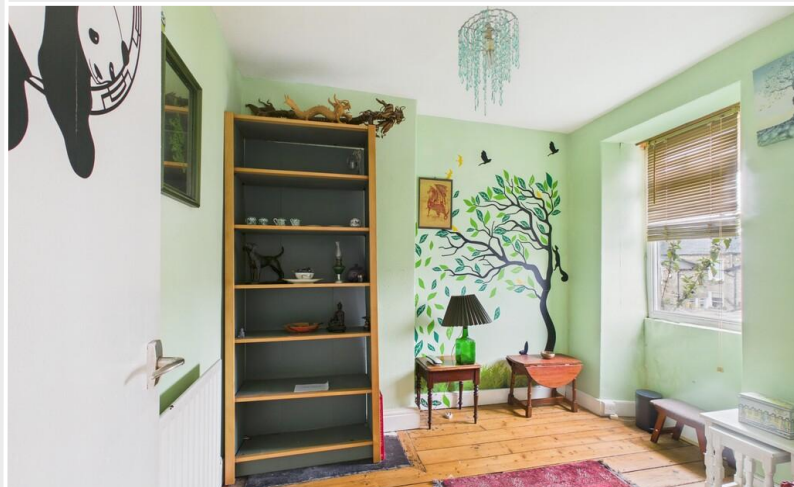
Agents Note:
Please note : This property is subject to the grant of probate.



Landing



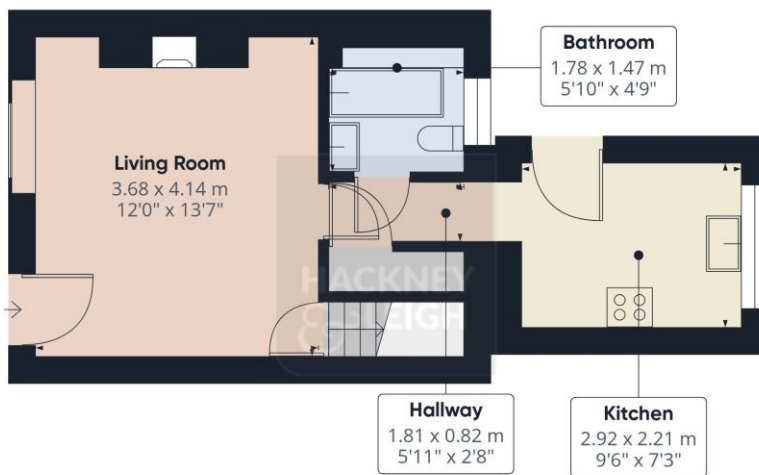
Bedroom One



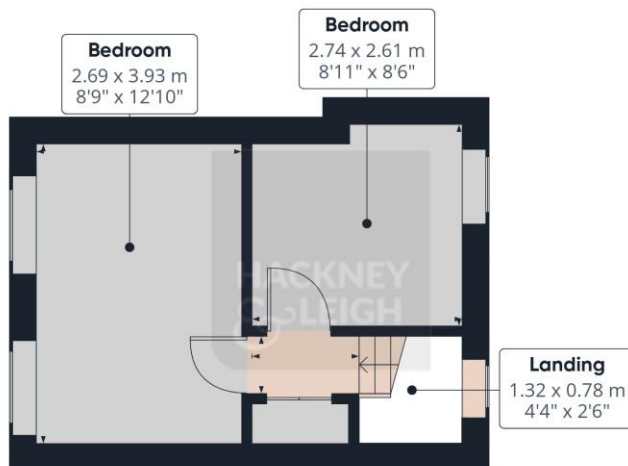
Bedroom Two



Rear Yard



Floor 0



Floor 1



Approximate total area^m
48.9 m²
527 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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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 13/10/2026.

Request a Viewing Online or Call 01539 729711