



Kendal

£225,000

40a Low Fellside, Kendal, Cumbria, LA9 4NH

Situated within the conservation area of Low Fellside, this traditional stone and slate end-of-terrace property offers an exciting opportunity to create a home in one of Kendal's most characterful and sought-after locations. Arranged over three floors, the accommodation provides three bedrooms, two bathrooms and a practical layout, together with a rear walled yard and a particularly generous garden beyond.

The property is ideally placed for those wanting to enjoy the convenience of town-centre living, with Kendal's wide range of shops, cafés, restaurants and amenities all within easy walking distance. Offered for sale with no upward chain, this is a property with plenty of scope for someone looking to put their own stamp on a traditional home.

Quick Overview

Traditional stone and slate end-of-terrace property

In need of improvements and updating

Spans over three floors

Generous rear garden with exciting potential

Walking distance to town centre

Conservation area

Gas central heating

Permit parking close by

No upward chain!

Ultrafast broadband speed*



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Ultrafast



On street parking

Property Reference: K7377



Entrance Hall



Bedroom three



Ensuite Shower Room



Study area

The property is approached through a charming feature arch, with a side door opening into the entrance hall. From here, the ground floor leads into a useful reception area, which could provide a study, home office or additional sitting area, with stairs rising to the first floor. Also on this level is a bedroom with its own en-suite shower room, offering flexibility for guests, family members or those seeking accommodation away from the main living areas.

The first floor includes a living room with a fireplace and aspects towards the side and rear. This provides a comfortable central reception space, with stairs continuing to the second floor. A door leads into the fitted kitchen, which includes a range of wall and base units, together with a window overlooking the side. The gas boiler is also located within the kitchen. A further door opens into the rear yard.

To the second floor are two further bedrooms, both benefiting from Velux roof lights, together with the house bathroom. The bathroom comprises a three-piece suite.

Externally, the property has a rear walled yard, providing a useful outdoor area immediately adjoining the house. Beyond this is a substantial garden, which is a particularly appealing feature and offers considerable potential for someone with a vision for outdoor space. Whether creating areas for planting, vegetable beds, a productive kitchen garden, seating areas or a more traditional landscaped garden, this generous plot provides an excellent opportunity to develop an outdoor space to suit individual tastes and interests.

With its traditional character, three-storey accommodation, convenient town-centre position and unusually generous garden, 40a Low Fellside offers the chance to create a home with plenty of personality and potential. Call now to arrange a viewing.



Living Room



Kitchen



Kitchen



Living Room



Second floor landing



Bedroom Two

Accommodation with approximate dimensions:

Entrance Hall

Bedroom Three

10' 4" x 8' 11" (3.15m x 2.74m)

Shower Room

Study/reception area

9' 0" x 12' 8" (2.76m x 3.87m)

First Floor

Living Room

20' 2" x 12' 11" (6.17m x 3.95m)

Fitted Kitchen

9' 5" x 10' 6" (2.89m x 3.21m)

Second Floor

Bedroom One

10' 9" x 9' 10" (3.30m x 3.00m)

Bedroom Two

9' 2" x 7' 8" (2.81m x 2.36m)

Bathroom

Parking: Permit on street parking.

Property Information:

Services: mains electricity, mains drainage, mains gas and mains water.

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Location: [///economics.deeplly.mental](https://www.what3words.com/#!/economics.deeplly.mental)

Travelling by car, enter Kendal via Windermere Road and turn right onto Queens Road. Shortly after, turn left onto Low Fellside. Continue along Low Fellside, passing Spital View Terraces. The property is accessed through a feature arch on the right-hand side, with the entrance door located immediately through the arch, on the right.

Anti Money 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



Bedroom One



Bathroom



Rear Garden and views



Rear Garden



Rear Garden

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).

Agent Note: We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Meet the Team

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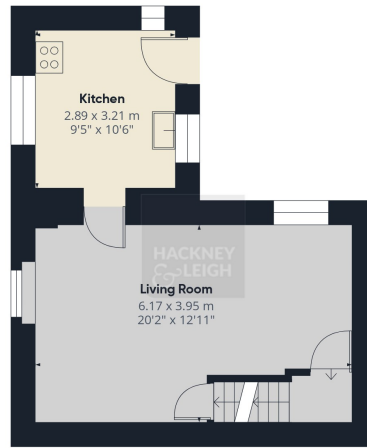


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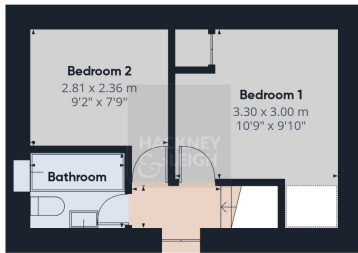
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Floor 0



Floor 1



Floor 2



Approximate total area^m
80.8 m²
868 ft²

Reduced headroom
0.5 m²
5 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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