



Kendal

£225,000

3 Yard 77, Highgate, Kendal, Cumbria, LA9 4ED

Nestled within one of Kendal's historic and peaceful yards, this well-presented two bedroom property offers a blend of traditional charm and modern practicality. Spread across three floors, it provides a versatile space ideal for those seeking a central location close to a variety of local amenities.

The ground floor boasts attractive tiling and underfloor heating and features a sociable dining kitchen equipped with a Prima oven, induction hob, stainless-steel extractor fan, and space for essential appliances, including a washer/dryer and under-counter fridge/freezer. Character features such as exposed wooden beams and an original alcove add warmth and charm. A multifunctional storage cupboard beneath the stairs ensures practical everyday living.

Quick Overview

Splendid Terrace Cottage

Nestled in one of Kendal's historic yards

Close to local amenities

Living Room & dining kitchen

Large bathroom

Two double bedrooms

Ready to move into and enjoy!

No Upward chain

Early viewing recommended!

Ultrafast broadband speed



2



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1



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Ultrafast
Broadband

Property Reference: K7014



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

Also on this floor, the spacious bathroom. A three piece suite includes; a walk-in shower, vanity unit with WC and wash hand basin. Complemented by panelled walls and tiled flooring incorporating underfloor heating, heated towel radiator, and additional storage. The Vaillant boiler is also housed here.

The first floor includes two double bedrooms, each thoughtfully designed to balance comfort and functionality. The main bedroom has a rustic exposed beam and provides ample space for furniture, creating a cozy and inviting retreat. The second bedroom offers flexibility, suitable for use as a guest room, home office or snug.

On the top floor, you will find the living room, with dual-aspect Velux windows. This spacious room is perfect for relaxation or entertaining and includes a built-in storage cupboard to keep belongings neatly organised.

Combining historic charm with modern living, this property is perfect for those seeking a characterful yet practical home in the heart of Kendal.

Accommodation with approximate dimensions:

Ground Floor

Dining Kitchen 12' 7" x 14' 3" (3.84m x 4.36m)

Bathroom

First Floor

Landing

Bedroom One 14' 1" x 11' 2" (4.31m x 3.42m)

Bedroom Two 12' 6" x 9' 7" (3.82m x 2.94m)

Second Floor

Landing

Living Room

Parking:

Property information

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Please note this property is currently used as a holiday let so not subject to council tax.

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: ///train.horn.future

The property is accessed by way of Yard 77 Highgate, next to King Barber. Follow the cobble yard down and the property can be found just before the arch way on the left hand side.

Viewing: 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Disclaimer: 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 18/01/2025



Kitchen/Dining Room



Bedroom One



Bedroom Two

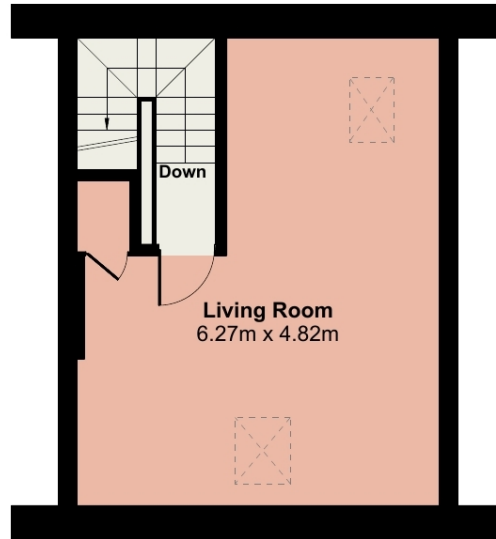


Shower Room

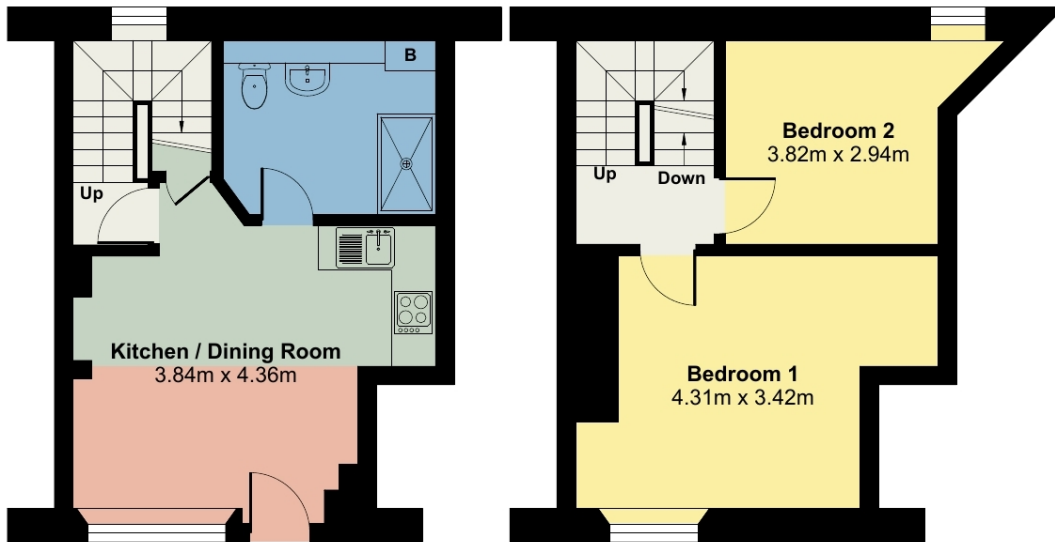
Yard, Highgate, Kendal, LA9

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1236914

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Request a Viewing Online or Call 01539 729711