



Kendal

£155,000

10 Longpool, Kendal, Cumbria, LA9 6ER

Welcome to this mid-terrace, stone built property; perfectly positioned for excellent access to the town centre, local train station and a variety of supermarkets. This cosy home is an ideal choice for first-time buyers or those looking to make a smart buy-to-let investment.

As you enter, you'll find a snug living area that radiates warmth and character, seamlessly leading on to the kitchen. Compact, but thoughtfully designed to maximise space and functionality, featuring an electric 4 ring hob, concealed extractor fan and newly installed oven. Also situated on the ground floor, beyond the kitchen you will find the house bathroom, comprising a bath with shower overhead, W/C and pedestal wash hand basin. Offering everything you need for comfortable and convenient living.

Quick Overview

Well Presented Mid -Terrace Stone Built
Property

2 Bedrooms

Cosy Living Room

Fitted Kitchen

Ideal First Home or Buy To Let Investment

No Upward Chain

Gas Central Heating

Convenient Location

Early Viewing Recommended!

Fibris & Openreach Broadband Available



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Fibris &
Openreach
Available



On Street Parking

Property Reference: K7062



Living Room



Living Room



Kitchen



Bathroom

Upstairs, the property features a generous double bedroom and a second bedroom, most recently utilised as a dressing room, demonstrating the flexibility of the space to accommodate your personal needs. The first-floor landing benefits from built-in storage, ensuring a tidy and organised home environment.

Despite its main road location, the property offers on-street parking, adding a layer of convenience for residents and guests alike.

This charming stone-built terrace combines the best of both worlds: the vibrancy of a town centre, main road location with the cosy comfort of a welcoming home. Whether you're stepping onto the property ladder or expanding your investment portfolio, this property offers a fantastic opportunity. Don't miss out-arrange a viewing today to experience the charm and convenience of this lovely home.

Ground Floor

Living Room 11' 10" x 9' 10" (3.63m x 03.00m)

Kitchen 9' 11" x 7' 10" (3.03m x 2.41m)

Bathroom

First Floor

Landing

Bedroom One 12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Two 7' 6" x 7' 2" (2.31m x 2.20m)

Parking On street parking

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

Council Tax Westmorland and Furness Council - Band A

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words & Directions [///back.linked.renew](#)

On entering Kendal along Shap Road, proceed past Kendal Cricket Club on the right continuing onto Longpool, proceed under the railway bridge and number 10 is then found on the left, just before the traffic lights with a brown door.

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

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).



Kitchen



Bedroom One

Longpool, Kendal, LA9

Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



A thought from the owners...

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