



## Kendal

£395,000

9 Hartside Road, Kendal, Cumbria, LA9 5HS

Discover a perfect blend of traditional charm and modern elegance in this semi-detached house, situated on the southern edge of Kendal. Offering impressive reception spaces including living room, dining room and kitchen. This is a delightful space for families and professionals alike.

Upon entering, you are greeted by a welcoming porch leading through into the hallway. This follows through to the wonderful dining room with a rear aspect and French doors opening outside with sliding doors into the living room. Boasting natural light and featuring a gas fire - creating a cosy space for those colder evenings.

### Quick Overview

- Semi-detached property
- Three bedrooms
- Fitted kitchen
- Spacious living rooms
- Presented to a high standard
- Early viewing recommended!
- Convenient location for local amenities
- A must see home!
- Off road parking and garage
- Ultrafast broadband available\*



3



1



2



D



Ultrafast  
Broadband



Off Road  
Parking

Property Reference: K7137





Living Room



Living Room



Dining Room



Kitchen

Beyond, to the rear of the property is the kitchen with integrated appliances off a sink unit. De Detrick oven and microwave, Bosch dishwasher, four ring induction hob and extractor fan. The kitchen has ample wall and base units whilst housing the boiler in a storage cupboard.

Ascend to the first floor to the bright landing area with access to a loft area, find three generously sized bedrooms, each offering a peaceful retreat. The two double rooms enjoy excellent dimensions, pleasant outlooks. Both exude charm and comfort. The smaller third bedroom could be used as an office but would also lend itself to a child's/teenagers bedroom. On this floor is the appointed family bathroom completing the upper level, featuring contemporary fittings including WC, wash hand basin, panelled bath with shower over and a heated towel rail.

To the front of the property is driveway parking for two vehicles. The South West facing, rear garden is a true highlight, offering a private oasis including lawned areas, shrub and flower borders, vegetable patch, shed, greenhouse and a patio area perfect for a summer evenings. Whether it's a summer barbecue or a tranquil afternoon with a book, this space caters to all your leisure needs.

Adjacent is a Garage/workshop with an up and over door, power and light - offering a great space for storage/hobbies with a carport..

Situated on the southern fringes of Kendal, this home offers the perfect balance of tranquillity and convenience, with easy walking and driving access to local amenities, schools, and transport links. Experience the charm of Kendal and the Lake District right at your doorstep.

This exquisite property is a rare find. Contact us today to arrange a viewing and step into your dream home in Kendal.

Accommodation (with approximate dimensions)

Entrance Porch

Entrance Hall

Living Room 12' 4" x 11' 10" (3.78m x 3.62m)

Dining Room 12' 10" x 12' 4" (3.93m x 3.76m)

Kitchen

First Floor

Bedroom One 12' 10" x 12' 4" (3.93m x 3.78m)

Bedroom Two 12' 5" x 11' 9" (3.79m x 3.60m)

Bedroom Three 7' 8" x 7' 0" (2.35m x 2.15m)

House Bathroom



**Garage** 16' 2" x 8' 8" (4.93m x 2.65m)

## Property Information

**Tenure:** Freehold.

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

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

**What3words & Directions:** [///soon.hello.grain](https://www.what3words.com/soon.hello.grain)

Hartside Road can be found by leaving Kendal on the Milnthorpe Road continuing through the traffic lights at Romney Road proceeding past the Romneys pub. Take the second turning on your right into Collin Road before the Stonecross Manor Hotel and bear left into Stonecross Road then take the next right into Hartside Road, the property can be found on the left.

**Council Tax:** Westmorland and Furness Council - Band D.

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**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).



Bedroom One



Bedroom Two



Bedroom Three



Garden

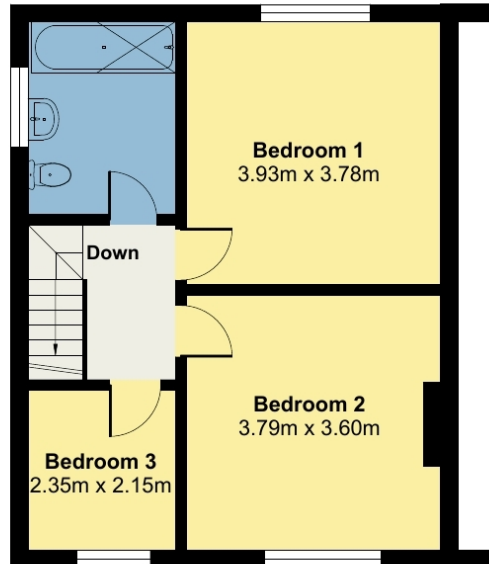
# Hartside Road, Kendal, LA9

Approximate Area = 1067 sq ft / 99.1 sq m

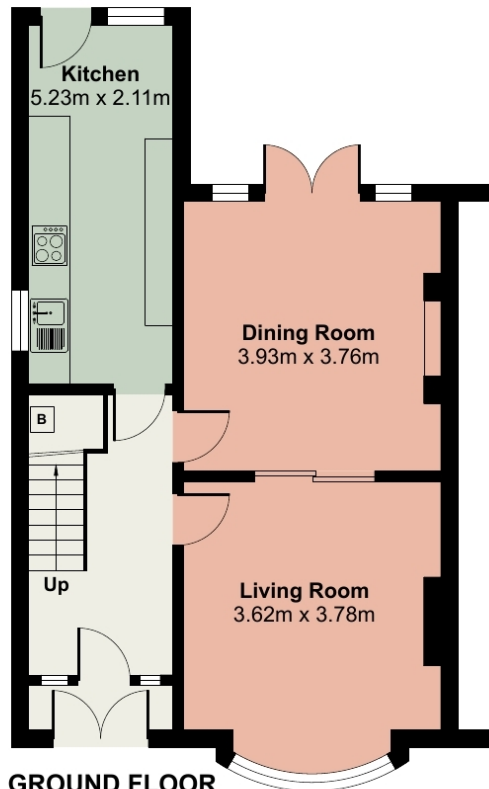
Garage = 141 sq ft / 13 sq m

Total = 1208 sq ft / 112.1 sq m

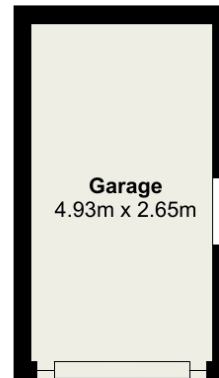
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1320998

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