



Kendal

£285,000

28 West Street, Kendal, Cumbria, LA9 5QL

Welcome to this delightful traditional stone and slate mid-terraced home, where classic charm meets modern convenience. Situated within a popular location on the south side of Kendal and flat walk into the town centre. 28 West Street has more to offer than first meets the eye. Upon entering it is clear to see that the property still maintains a wealth of original features adding to the charm and character of this much loved home, undoubtedly attracting a range of buyers including families, professional couples or those just wishing to live within walking distance of the town and being close to healthy transport links and good schools.

Quick Overview

- A Victorian Mid Terraced Stone & Slate Property
- Two double bedrooms
- Flexible downstairs living space
- Open plan kitchen/dining room
- Close to local amenities
- Within walking distance to Kendal Town centre
- Early viewing is highly recommended!
- Private rear yard
- On street parking
- Ultrafast Broadband



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Ultrafast
Broadband



On Street
Parking

Property Reference: K7066



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Home Office

As you step through the inviting entrance hall, you'll immediately appreciate the spaciousness and warmth this home offers. The living room is a highlight featuring a bay window that bathes the space in natural light. A multifuel fire set on a slate hearth creates a cosy atmosphere complemented by two alcoves with built-in storage units perfect for displaying your favourite books or treasures.

The kitchen is a chef's delight equipped with integrated appliances including a fridge freezer, a four-ring gas hob, an oven, an extractor fan, a Bosch dishwasher and a sleek stainless steel sink. The room is thoughtfully designed with fitted wall and base units, providing ample storage. Access to the downstairs store offers additional hooks and shelves ideal for keeping your home organised. Adjacent to the kitchen is a dining area, perfect for family meals or entertaining guests. Conveniently, there's access to a modern shower room, complete with a walk-in shower, WC, wash basin and a heated towel rail.

For those working from home, a separate room currently serves as a home office, offering a quiet and productive space whilst the room could also be used as a nursery, playroom or hobby room. Upstairs, you'll find two generously sized double bedrooms. One boasts views of the river Kent, while the second features a walk-in wardrobe with shelves and rails, ensuring ample storage for your wardrobe essentials. The house bathroom is well-appointed with a WC, wash basin, panelled bath with a shower head and a heated towel rail, along with access to the boiler cupboard.

Outside, the charming courtyard provides a lovely seating area, perfect for enjoying a morning coffee or evening relaxation. A shed offers additional storage, ideal for bikes or gardening tools, and there's even space for off-road parking if desired. This home truly combines traditional charm with modern living making it a perfect choice for those seeking comfort and style.

Accommodation with approximate dimensions:

Ground Floor

Living Room

10' 5" x 11' 5" (3.18m x 3.49m)

Kitchen/Dining Room

14' 0" x 11' 5" (4.28m x 3.48m)

Understairs Store

Shower Room

Home Office

10' 4" x 7' 4" (3.17m x 2.26m)

First Floor:

Bedroom One

14' 1" x 11' 3" (4.31m x 3.45m)

Bedroom Two

11' 6" x 8' 4" (3.53m x 2.55m)

House Bathroom

Property Information

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax - Band C.

Services:

Mains electricity, mains gas, mains water 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:

///digits.scenes.later

Situated to the south of the market town of Kendal the property can be found by leaving Kendal on the Milnthorpe Road. Take the turning left at the traffic lights at the junction of Romney Road, then left into Park Street, turning right onto West Street and the property can be found towards the end on your right.

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).



Bedroom One



Bedroom Two



House Bathroom



Rear Yard

West Street, Kendal, LA9

Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1267826

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