



Kendal

£195,000

The Prospect , 8 Ferney Green, Kendal, Cumbria , LA9 4SW

8 Ferney Green is a top floor maisonette within a converted stone and slate building. It's conveniently located, providing scenic views over Kendal and within easy walking distance of the town centre, offering a wide range of amenities, with Kendal Green and a local corner shop just a short stroll away. There is parking available directly outside the property, in front of the green. The property is offered with no onward chain and early possession is available, making this a period Maisonette well worth an early viewing.

Upon entering through the main entrance, you'll find the communal hallway, with a private door leading to 'The Prospect'. The first flight of stairs takes you to the landing, which provides access to the living room, kitchen, bathroom and stairs leading up to the second floor.

Quick Overview

- Top Floor Maisonette
- Views across town towards Benson Knott
- Living room and fitted kitchen
- Two double bedrooms
- Bathroom
- Parking can be found to the front of the property
- Gas central heating
- Walking distance into the Town centre
- No upward chain
- Ultrafast broadband speed



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Ultrafast
Broadband



Off road
parking

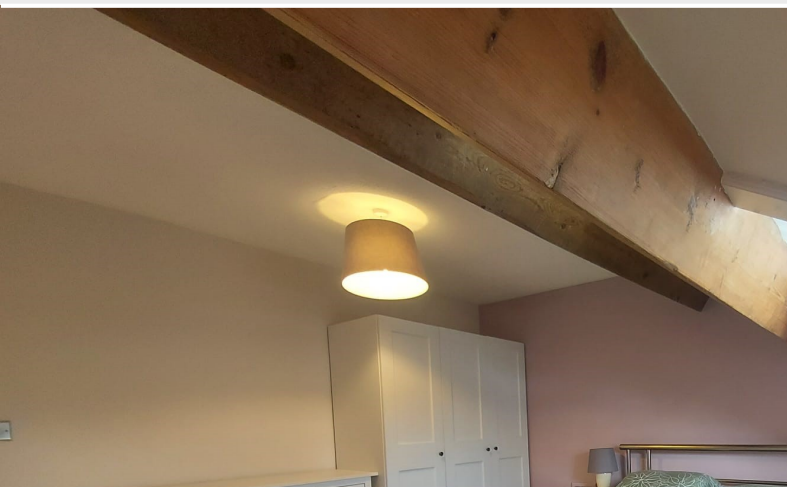
Property Reference: K7042



Living Room



Kitchen



Bedroom One (Vendor's Own Photo)



Bedroom Two

The living room features two windows that offer lovely views over the town towards Benson Knott and the surrounding countryside. The room also includes a useful storage cupboard and a fireplace with a wooden mantel, tiled inset and a coal-effect gas fire set on a slate hearth.

The kitchen, located at the rear of the property, is fitted with a range of wall and base units, an inset sink and drainer, and coordinating part-tiled walls. There is space for a freestanding oven, fridge-freezer, and plumbing for a washing machine. Additional features include an understairs cupboard, a wall-mounted gas boiler and a window for natural light.

The bathroom comprises a three-piece suite, including a panelled bath with a shower overhead, a WC and a wash hand basin. It is finished with part-tiled walls, a tiled floor, a window and a radiator.

Upstairs on the second floor, you'll find both bedrooms. Bedroom one is a spacious double room with a charming Victorian dormer window offering superb views of Kendal and the surrounding countryside. Bedroom two is also a double room, featuring two Velux roof lights that provide a rear aspect.

This charming Maisonnette is now ready for new owners to make it their own and enjoy. Call now to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Shared Entrance Hall

Private Entrance Hall

First Floor Landing

Living Room 13' 3" x 11' 5" (4.04m x 3.48m)

Kitchen 11' 1" x 10' 2" (3.40m x 3.12m)

Bathroom

Second Floor Landing

Bedroom One 15' 5" x 13' 3" (4.72m x 4.05m)

Bedroom Two 13' 8" x 11' 1" (4.17m x 3.38m)

Parking: Off road parking

Property information:

Tenure: Leasehold – 999 years from the 1st of September 1987. Currently there is 961 years remaining on the lease.

There is no ground rent or service charges payable, just building insurance which is paid annually, the bill for the year 2024 was £360.30

Council Tax: Westmorland and Furness Council - Band B

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

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

What3Words & Directions: ///habit.coach.learns

Travelling north out of Kendal on the Windermere Road, take the right turning onto Green Road opposite the junction with Queens Road. Follow the road round past Kendal Green and the take the first right onto Ferney Green. Number 8 can be found on your right hand side half way down the terraced of houses, overlooking the green.

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).



Bathroom



The Green



Parking area

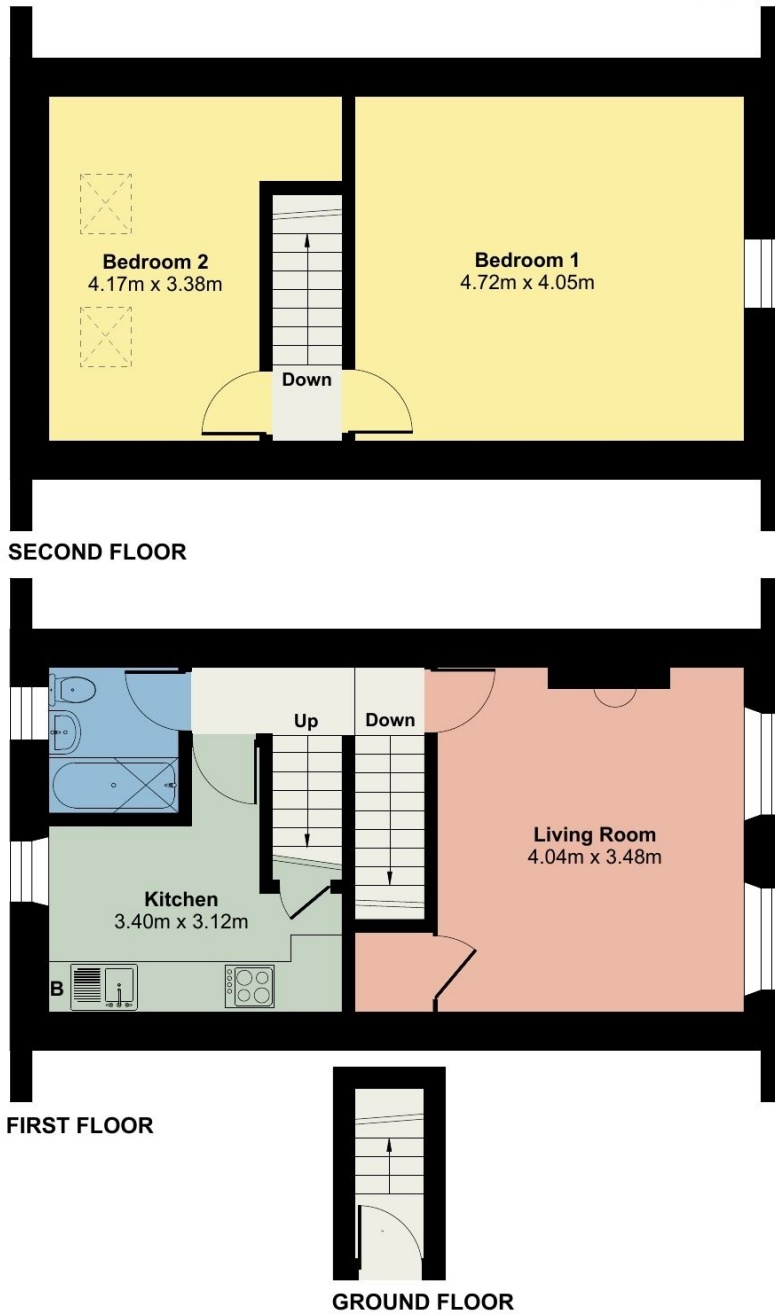


Views from the front

Ferney Green, Kendal, LA9

Approximate Area = 730 sq ft / 67.8 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1257019

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