



Kendal

£195,000

10 Back Lane, Kendal, Cumbria, LA9 7AW

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 living area that radiates warmth and character boasting a fireplace and alcove storage as well as under stairs storage, seamlessly leading on to the kitchen.

Quick Overview

Mid terrace stone built property

Two Bedrooms

Fitted Kitchen

Spacious living area

Garage

Ideal first home

Convenient location for Kendal town

Early Viewing Recommended!

Driveway parking for two vehicles

Ultrafast broadband available*



2



1



1



D



Ultrafast
Broadband



Driveway Parking
for Two Vehicles

Property Reference: K7135



Living Room



Living Room



Kitchen



Kitchen

Compact, but thoughtfully designed to maximise space and functionality, featuring an Bosch gas 4 ring hob, concealed extractor fan and oven. With wall and base units, stainless steel sink, fridge and space for a washer/dryer. The kitchen houses the boiler.

Upstairs, the property features a double bedroom with a storage cupboard and a second bedroom, most recently utilised as a home office with built in desk, demonstrating the flexibility of the space to accommodate your personal needs. The first-floor landing benefits from access to the fully boarded loft. The house bathroom is on this floor comprising of a WC, wash basin and paneled bath with shower over.

To the rear of the property, accessed through the kitchen, there is a patio area perfect for a summers evening with a garage perfect for storage with driveway parking.

This charming stone-built terrace combines the best of both worlds: the vibrancy of a town centre within a peaceful 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.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 12' 11" x 10' 0" (3.95m x 3.06m)

Kitchen 10' 1" x 9' 0" (3.09m x 2.75m)

First Floor

Bedroom One 10' 2" x 10' 1" (3.10m x 3.08m)

Bedroom Two 8' 11" x 5' 0" (2.72m x 1.53m)

Bathroom

Garage 19' 1" x 7' 9" (5.82m x 2.37m)

Property Information

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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

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

What3Words & Directions: [///photo.roses.spell](https://www.what3words.com/photo/roes.spell)

Tucked away on Back Lane, between Castle Crescent and Castle Garth, 10 Back Lane is conveniently situated for the town centre and the River Kent. The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street. Take the second turning on your right, or third exit when approaching by car, after St Georges church and then down Back Lane on foot past the two small row of terraced houses and number 10 is a short way down on your left hand side.

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



Rear Patio



Driveway

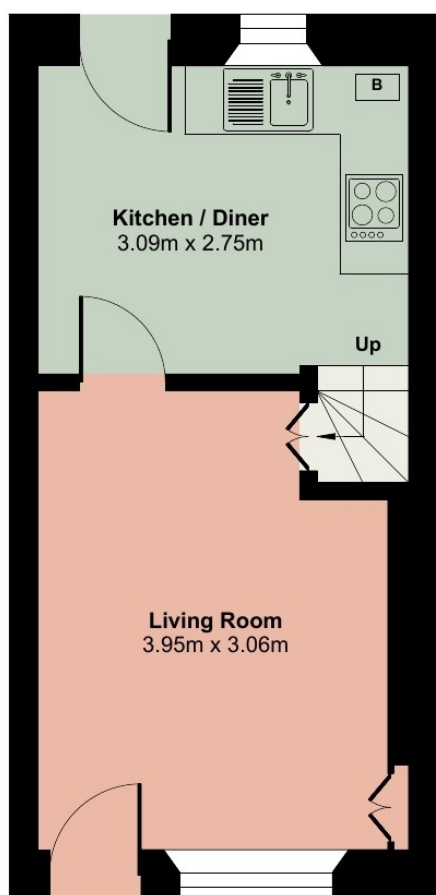
Back Lane, Kendal, LA9

Approximate Area = 465 sq ft / 43.1 sq m

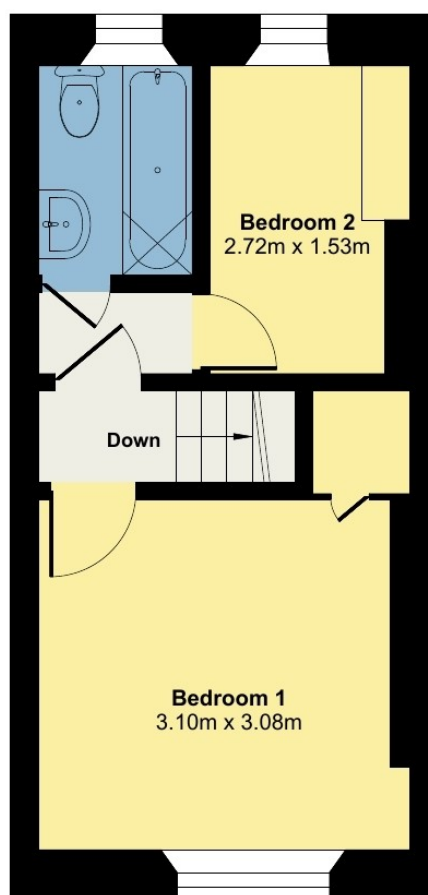
Garage = 148 sq ft / 13.7 sq m

Total = 613 sq ft / 56.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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 03/07/2025.

Request a Viewing Online or Call 01539 729711



Kendal

£195,000

10 Back Lane, Kendal, Cumbria, LA9 7AW

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 living area that radiates warmth and character boasting a fireplace and alcove storage as well as under stairs storage, seamlessly leading on to the kitchen.

Quick Overview

Mid terrace stone built property

Two Bedrooms

Fitted Kitchen

Spacious living area

Garage

Ideal first home

Convenient location for Kendal town

Early Viewing Recommended!

Driveway parking for two vehicles

Ultrafast broadband available*



2



1



1



D



Ultrafast
Broadband



Driveway Parking
for Two Vehicles

Property Reference: K7135



Living Room



Living Room



Kitchen



Kitchen

Compact, but thoughtfully designed to maximise space and functionality, featuring an Bosch gas 4 ring hob, concealed extractor fan and oven. With wall and base units, stainless steel sink, fridge and space for a washer/dryer. The kitchen houses the boiler.

Upstairs, the property features a double bedroom with a storage cupboard and a second bedroom, most recently utilised as a home office with built in desk, demonstrating the flexibility of the space to accommodate your personal needs. The first-floor landing benefits from access to the fully boarded loft. The house bathroom is on this floor comprising of a WC, wash basin and paneled bath with shower over.

To the rear of the property, accessed through the kitchen, there is a patio area perfect for a summers evening with a garage perfect for storage with driveway parking.

This charming stone-built terrace combines the best of both worlds: the vibrancy of a town centre within a peaceful 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.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 12' 11" x 10' 0" (3.95m x 3.06m)

Kitchen 10' 1" x 9' 0" (3.09m x 2.75m)

First Floor

Bedroom One 10' 2" x 10' 1" (3.10m x 3.08m)

Bedroom Two 8' 11" x 5' 0" (2.72m x 1.53m)

Bathroom

Garage 19' 1" x 7' 9" (5.82m x 2.37m)

Property Information

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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

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

What3Words & Directions: ///photo.roses.spell

Tucked away on Back Lane, between Castle Crescent and Castle Garth, 10 Back Lane is conveniently situated for the town centre and the River Kent. The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street. Take the second turning on your right, or third exit when approaching by car, after St Georges church and then down Back Lane on foot past the two small row of terraced houses and number 10 is a short way down on your left hand side.

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



Rear Patio



Driveway

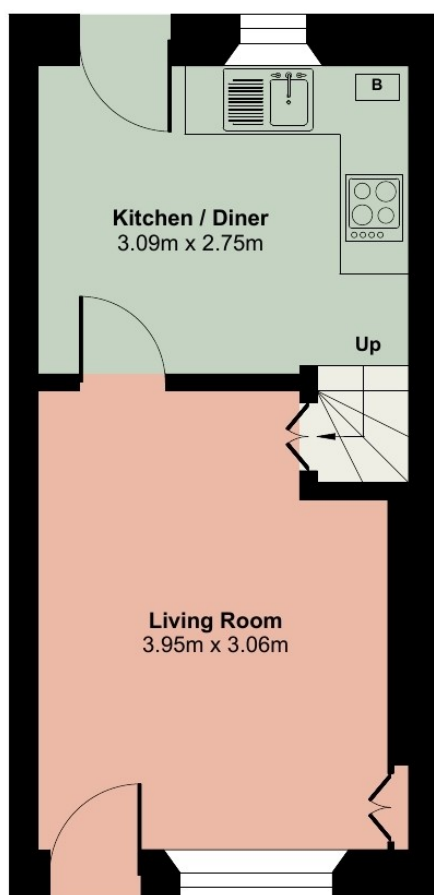
Back Lane, Kendal, LA9

Approximate Area = 465 sq ft / 43.1 sq m

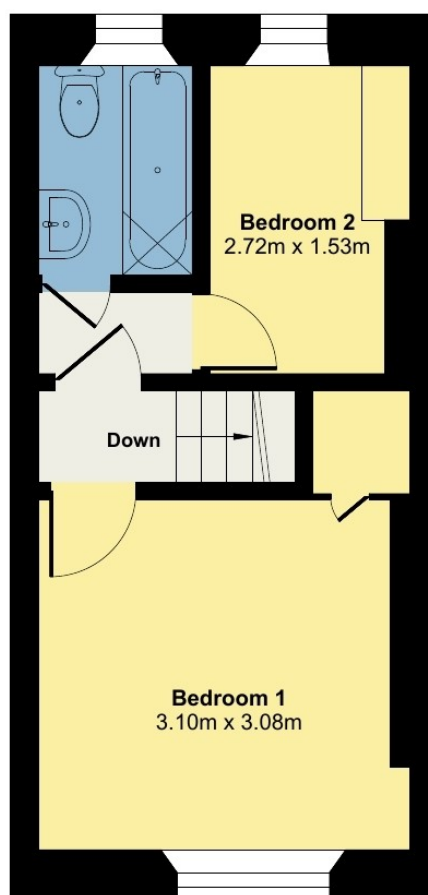
Garage = 148 sq ft / 13.7 sq m

Total = 613 sq ft / 56.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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 03/07/2025.

Request a Viewing Online or Call 01539 729711



Kendal

£195,000

10 Back Lane, Kendal, Cumbria, LA9 7AW

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 living area that radiates warmth and character boasting a fireplace and alcove storage as well as under stairs storage, seamlessly leading on to the kitchen.

Quick Overview

Mid terrace stone built property

Two Bedrooms

Fitted Kitchen

Spacious living area

Garage

Ideal first home

Convenient location for Kendal town

Early Viewing Recommended!

Driveway parking for two vehicles

Ultrafast broadband available*



2



1



1



D



Ultrafast
Broadband



Driveway Parking
for Two Vehicles

Property Reference: K7135



Living Room



Living Room



Kitchen



Kitchen

Compact, but thoughtfully designed to maximise space and functionality, featuring an Bosch gas 4 ring hob, concealed extractor fan and oven. With wall and base units, stainless steel sink, fridge and space for a washer/dryer. The kitchen houses the boiler.

Upstairs, the property features a double bedroom with a storage cupboard and a second bedroom, most recently utilised as a home office with built in desk, demonstrating the flexibility of the space to accommodate your personal needs. The first-floor landing benefits from access to the fully boarded loft. The house bathroom is on this floor comprising of a WC, wash basin and paneled bath with shower over.

To the rear of the property, accessed through the kitchen, there is a patio area perfect for a summers evening with a garage perfect for storage with driveway parking.

This charming stone-built terrace combines the best of both worlds: the vibrancy of a town centre within a peaceful 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.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 12' 11" x 10' 0" (3.95m x 3.06m)

Kitchen 10' 1" x 9' 0" (3.09m x 2.75m)

First Floor

Bedroom One 10' 2" x 10' 1" (3.10m x 3.08m)

Bedroom Two 8' 11" x 5' 0" (2.72m x 1.53m)

Bathroom

Garage 19' 1" x 7' 9" (5.82m x 2.37m)

Property Information

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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

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

What3Words & Directions: [///photo.roses.spell](https://www.what3words.com/photo/roes.spell)

Tucked away on Back Lane, between Castle Crescent and Castle Garth, 10 Back Lane is conveniently situated for the town centre and the River Kent. The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street. Take the second turning on your right, or third exit when approaching by car, after St Georges church and then down Back Lane on foot past the two small row of terraced houses and number 10 is a short way down on your left hand side.

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



Rear Patio



Driveway

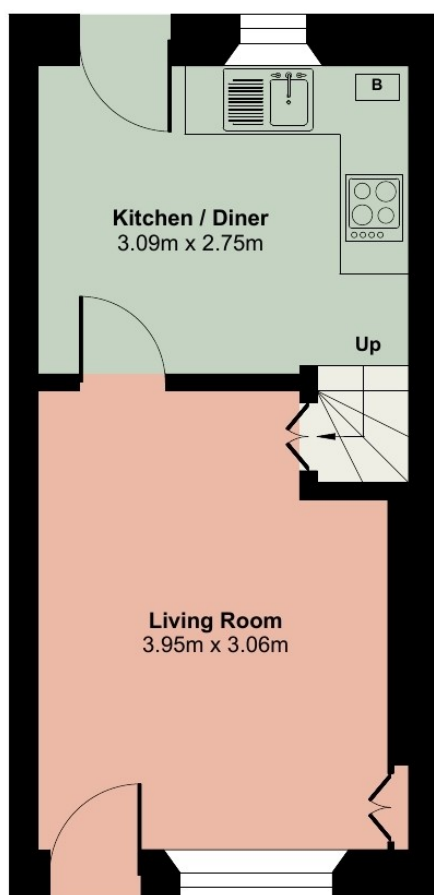
Back Lane, Kendal, LA9

Approximate Area = 465 sq ft / 43.1 sq m

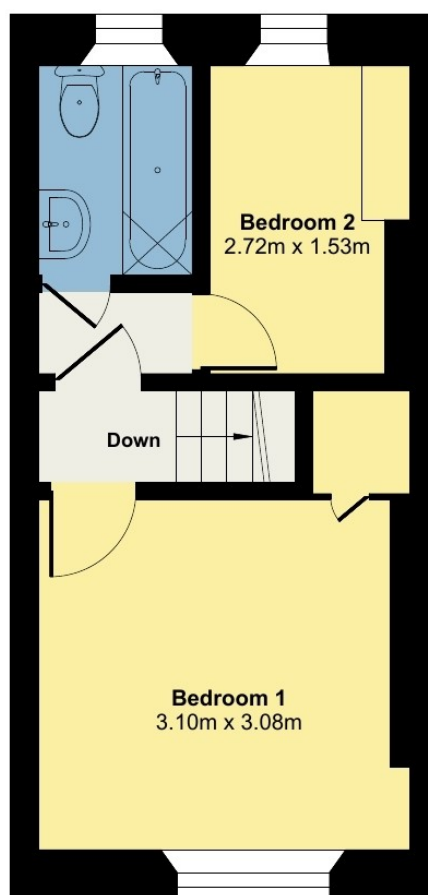
Garage = 148 sq ft / 13.7 sq m

Total = 613 sq ft / 56.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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 03/07/2025.

Request a Viewing Online or Call 01539 729711



Kendal

£195,000

10 Back Lane, Kendal, Cumbria, LA9 7AW

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 living area that radiates warmth and character boasting a fireplace and alcove storage as well as under stairs storage, seamlessly leading on to the kitchen.

Quick Overview

- Mid terrace stone built property
- Two Bedrooms
- Fitted Kitchen
- Spacious living area
- Garage
- Ideal first home
- Convenient location for Kendal town
- Early Viewing Recommended!
- Driveway parking for two vehicles
- Ultrafast broadband available*



2



1



1



D



Ultrafast
Broadband



Driveway Parking
for Two Vehicles

Property Reference: K7135



Living Room



Living Room



Kitchen



Kitchen

Compact, but thoughtfully designed to maximise space and functionality, featuring an Bosch gas 4 ring hob, concealed extractor fan and oven. With wall and base units, stainless steel sink, fridge and space for a washer/dryer. The kitchen houses the boiler.

Upstairs, the property features a double bedroom with a storage cupboard and a second bedroom, most recently utilised as a home office with built in desk, demonstrating the flexibility of the space to accommodate your personal needs. The first-floor landing benefits from access to the fully boarded loft. The house bathroom is on this floor comprising of a WC, wash basin and paneled bath with shower over.

To the rear of the property, accessed through the kitchen, there is a patio area perfect for a summers evening with a garage perfect for storage with driveway parking.

This charming stone-built terrace combines the best of both worlds: the vibrancy of a town centre within a peaceful 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.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 12' 11" x 10' 0" (3.95m x 3.06m)

Kitchen 10' 1" x 9' 0" (3.09m x 2.75m)

First Floor

Bedroom One 10' 2" x 10' 1" (3.10m x 3.08m)

Bedroom Two 8' 11" x 5' 0" (2.72m x 1.53m)

Bathroom

Garage 19' 1" x 7' 9" (5.82m x 2.37m)

Property Information

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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

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

What3Words & Directions: [///photo.roses.spell](https://www.what3words.com/photo/roes.spell)

Tucked away on Back Lane, between Castle Crescent and Castle Garth, 10 Back Lane is conveniently situated for the town centre and the River Kent. The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street. Take the second turning on your right, or third exit when approaching by car, after St Georges church and then down Back Lane on foot past the two small row of terraced houses and number 10 is a short way down on your left hand side.

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



Rear Patio



Driveway

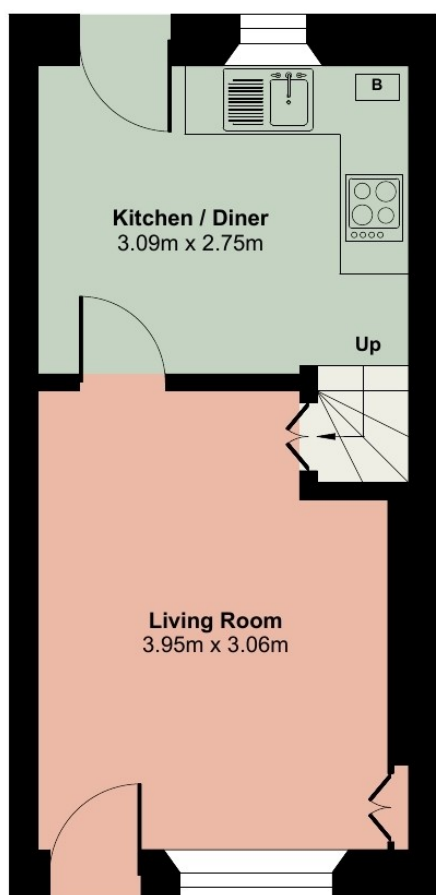
Back Lane, Kendal, LA9

Approximate Area = 465 sq ft / 43.1 sq m

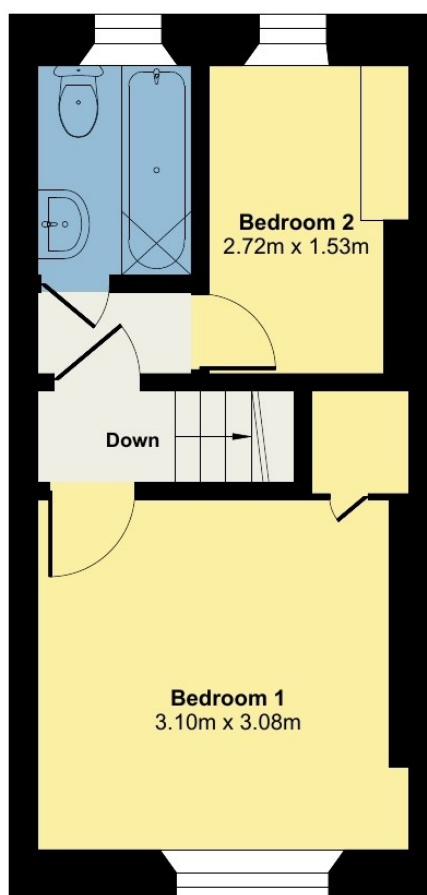
Garage = 148 sq ft / 13.7 sq m

Total = 613 sq ft / 56.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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 03/07/2025.

Request a Viewing Online or Call 01539 729711