



## Kendal

£450,000

5 Parkside Road, Kendal, Cumbria, LA9 7DU

5 Parkside Road forms part of an attractive Victorian terrace located within walking distance of the town centre. Lovingly owned by the current vendor for over 40 years, this spacious five-bedroom home offers versatile living accommodation, including four large reception rooms, front and rear gardens, and a detached garage. Rich in period charm, the property retains a wealth of original features such as decorative fireplaces, picture rails, coving, and ceiling roses. Now ready for a new chapter, it offers a fantastic opportunity for new owners to modernise and personalise, creating a characterful yet contemporary family home.

### Quick Overview

Large Victorian Terrace Property  
More than first meets the eye!  
Four reception rooms & Kitchen  
Five bedrooms, shower room & wet Room  
Front and rear gardens  
Detached garage  
Walking distance of Kendal Town Centre  
Full of original features  
Early viewing recommended  
Ultrafast Broadband Speed\*



5



2



4



E



Ultrafast



Permit Parking

Property Reference: K7132





Dining Room



Kitchen



Conservatory



Shower Room

Stepping through the front door, you're greeted by a spacious entrance hall which provides access to the main reception rooms: the living room, dining room, and sitting room, with stairs rising to the first floor. The living room is particularly inviting, featuring a large front-facing window, a fireplace with tiled inset and open coal fire and two fireside alcoves with cupboards. The room is finished with elegant period detailing including coving, a picture rail and a ceiling rose.

The sitting room, equally spacious, mirrors the character of the living room with a large window to the front, another charming fireplace with tiled inset and open fire and matching alcove cupboards. It too is finished with traditional Victorian touches.

At the rear of the house, the dining room enjoys a pleasant garden aspect and includes a feature fireplace and useful built-in cupboard. From here, a door leads into the utility room, which is fitted with a range of wall and base units, an inset sink and drainer, and co-ordinated tiled walls and flooring. This space also offers plumbing for a washing machine and room for coats and shoes. A door leads to the ground floor shower room, comprising a large walk-in shower, a vanity unit with wash hand basin and WC.

The kitchen is well-equipped with a range of wall and base units, complementary work surfaces with inset sink with drainer. The space is designed to accommodate a Rangemaster-style oven and an American-style fridge/freezer, with part-tiled walls and floors completing the look. From the kitchen, a door opens into the conservatory, which overlooks the rear garden and features a tiled floor, offering a lovely spot to relax or entertain.

Upstairs on the first floor are five bedrooms and a wet room. The principal bedroom is a spacious double with a front aspect and fitted wardrobes with overhead storage. Bedroom two is also a generous double with views over the rear garden. Bedrooms three and five both enjoy rear aspects and are double rooms, while bedroom four, facing the front, includes fitted furniture with wardrobes and overhead cupboards. The wet room is fitted with a shower, WC and wash hand basin and is finished with panelled walls, a heated towel rail and a window.

The second floor features a large attic room with a Velux roof light, two useful storage cupboards and under-eaves storage, offering excellent flexibility for a home office, playroom, or hobby space.

Externally, the property continues to impress. The front garden is low maintenance with flagstone paving, flower borders and a central flower feature. The rear garden includes a patio area, a lawn surrounded by mature flowers and trees, an outdoor tap and access to the detached garage, which benefits from power, lighting and an up-and-over door. This property offers both the space and potential to create a truly special family home.





Living Room



Sitting Room





Utility Room



Wet room



Bedroom Three



Bedroom Four

#### Accommodation with approximate dimensions:

Entrance Hall

Living Room

13' 7" x 11' 8" (4.15m x 3.58m)

Sitting Room

17' 4" x 13' 7" (5.29m x 4.15m)

Dining Room

14' 0" x 12' 10" (4.28m x 3.92m)

Kitchen

17' 6" x 12' 2" (5.34m x 3.71m)

Conservatory

12' 8" x 8' 9" (3.87m x 2.67m)

Utility Room

7' 6" x 6' 9" (2.30m x 2.08m)

Shower Room

#### First Floor

Bedroom One

13' 1" x 12' 6" (3.99m x 3.82m)

Bedroom Two

12' 7" x 12' 6" (3.84m x 3.82m)

Bedroom Three

12' 4" x 9' 8" (3.77m x 2.96m)

Bedroom Four

12' 7" x 10' 5" (3.84m x 3.20m)

Wet Room

Bedroom Five

13' 11" x 6' 10" (4.25m x 2.09m)

#### Second Floor

Attic Room

16' 10" x 9' 9" (5.15m x 2.98m)

**Parking:** Permit parking for two vehicles.

#### Property Information:

**Tenure:** Freehold

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

**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.





Bedroom One



Bedroom Two





Rear Garden



Bedroom Five



Rear Garden

**What3Words & Directions:** [///career.orders.figure](https://www.what3words.com/career.orders.figure)

The property can be found by leaving Kendal on Aynam Road, at the junction with Nether Street keep in the left hand lane and at the traffic lights opposite K Village take the first left into Parkside Road. Number 3 is situated a short way along on your left hand side. Access to the garage located at the rear of the property is via a lane that runs off Nether Street.

**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).

**Agent Note:** The property has an unregistered title and therefore a conveyance may take longer than usual.



## Meet the Team

### Keira Evans

Branch Manager & Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Claudia Cutolo

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Holly Strickland

Sales Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01539 729711** or request  
online.



**Book Online Now**



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

## Parkside Road, Kendal, LA9

Approximate Area = 2313 sq ft / 214.8 sq m

Limited Use Area(s) = 429 sq ft / 39.9 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 2934 sq ft / 272.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



 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: 1316092.

A thought from the owners... "It's been a wonderful family home for over 40 years and is now ready for it's next chapter".

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