



## Kendal

**£230,000**

94 Hayclose Road, Kendal, Cumbria , LA9 7ND

This well presented terraced property offers an easy to manage layout that briefly comprises; entrance porch, hall, light and airy living room and fitted kitchen with French doors to the rear garden, house bathroom and three bedrooms.

Situated in a convenient location on Kendal Parks the property offers easy access to Oxenholme Mainline Railway, local schools and shops. The property benefits from UPVC double glazing and gas central heating and with no upward chain and early possession available the next step is an appointment to view.

### Quick Overview

- Mid terrace property
- Living room & dining kitchen
- Three bedrooms & bathroom
- Front and rear gardens
- Convenient location
- Close to Local Transport Links
- Gas Central heating
- Double glazing
- No upward chain
- Ultrafast Broadband available\*



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Property Reference: K7205



Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

The entrance porch provides a practical space for hanging everyday coats. The hallway leads through to the living room, which is bright and welcoming, featuring a large picture window to the front and a useful under-stairs storage cupboard.

The kitchen is located to the rear of the property and includes French doors opening onto the garden. It is fitted with an attractive range of wall and base units with display cabinets, complementary work surfaces, and an inset single drainer stainless steel sink, with co-ordinating tiled splashbacks. Appliances include a built-in electric oven, four-ring gas hob with stainless steel extractor hood, plumbing for a washing machine and space for a fridge freezer.

Upstairs, the landing provides access to all three bedrooms and the loft. The first two bedrooms are spacious doubles, while the third is a single room, ideal for a child, home office, or dressing room. The house bathroom comprises a three-piece suite, including a panelled bath, pedestal wash hand basin and WC.

Outside the property has the benefit of a small lawned garden to the front and a sunny enclosed rear garden with large shed, paved patio, lawn and planted flower borders.

This mid-terrace property represents a fantastic opportunity for first-time buyers, downsizers or investors and early viewing is strongly advised.

NOTE: The gas fire situated in the living room has been isolated from the gas supply.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Porch**

**Entrance Hall**

**Living Room**

13' 6" x 12' 3" (4.11m x 3.73m)

**Dining Kitchen**

15' 4" x 9' 3" (4.67m x 2.82m)

**First Floor**

**Bedroom One**

13' 7" x 9' 6" (4.14m x 2.9m)

**Bedroom Two**

9' 3" x 6' 4" (2.82m x 1.93m)

**Bedroom Three**

8' 11" x 6' 9" (2.72m x 2.06m)

**Bathroom**

**Parking:** On street parking.

### Property Information:

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

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

**Tenure:** Freehold

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

**What3Words & Location:** ///shakes.gravel.middle

The property is situated on the Kendal Park Estate being on the bus route into Kendal Town Centre and convenient for access to Oxenholme Railway Station, Asda and The Westmorland General Hospital.

Leaving Kendal on the A65, (Burton Road) turn left after the traffic lights onto Oxenholme Road and then left onto Kendal Parks Road. Following this road up bear right onto Hayclose Road, continue along, pass the turning for Blea Tarn Road and number 94 can then be found on your right hand side.

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

**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).

**Agents Note:** Note: It is a legal requirement that we inform you the vendors are a relative of a staff employee of Hackney and Leigh.

Note: The property is currently subject to an Assured Shorthold Tenancy with the tenant due to move out at the start of December 2025.



Bedroom Two



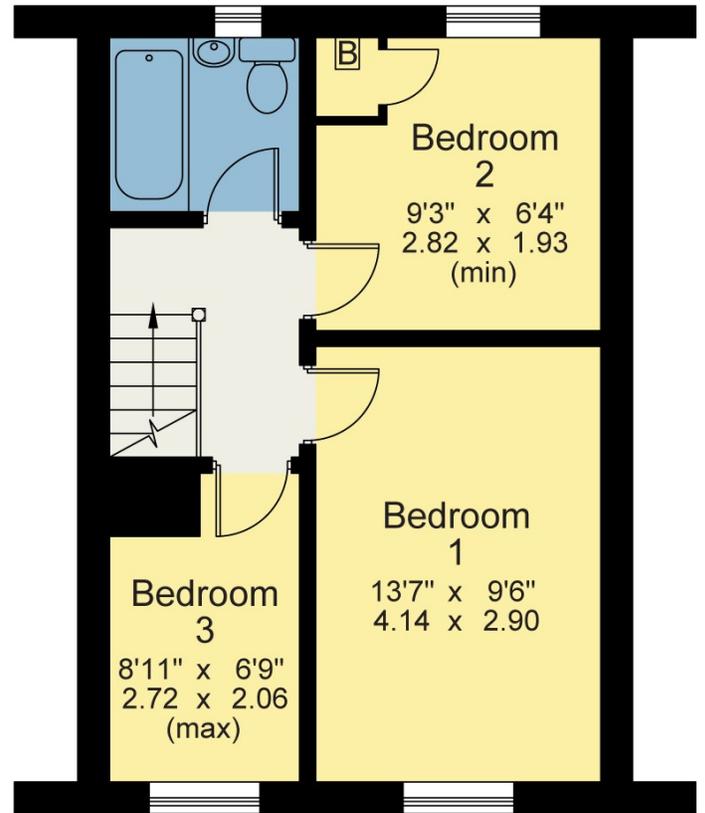
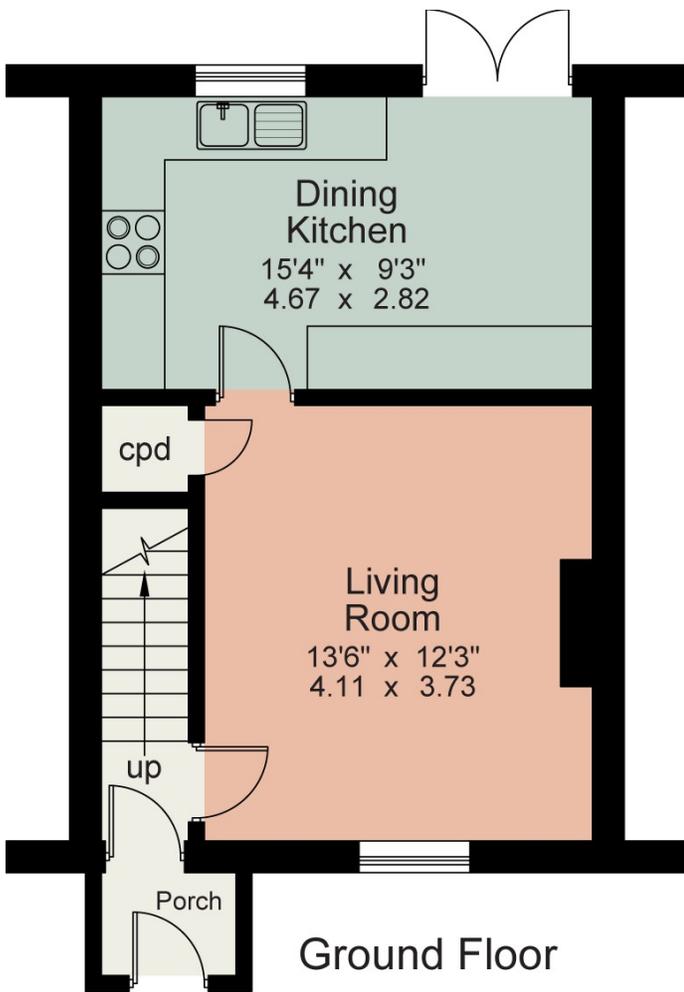
Bedroom Three



Bathroom



Rear Garden



Approx Gross Floor Area = 746 Sq. Feet  
 = 69.15 Sq. Metres

For illustrative purposes only. Not to scale.  
 "Double Click Text To Insert Floor Plan"

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 17/11/2025.

Request a Viewing Online or Call 01539 729711