



## Kendal

£210,000

26 Mint Dale, Kendal, Cumbria , LA9 6DG

Located north of the vibrant market town of Kendal. Conveniently situated within level walking distance of excellent local amenities, including shops and schools, 26 Mint Dale offers great potential for first time buyers or an investment opportunity. With gas central heating and UPVC double glazing this home is ready for its next chapter. The next step is an appointment to view!

Upon entering through the front door, you are welcomed into the entrance porch which follows through into the living room. The living room is a warm and welcoming space, offering room for relaxation and entertaining. This room features two alcoves with built in storage units and one with shelving perfect for displaying and storage purposes.

### Quick Overview

Mid terrace property  
Spacious Kitchen/Dining room  
Bright Lounge  
Two double bedrooms  
Three piece bathroom  
Low maintenance garden  
Gas central heating  
Detached garage & Off road parking & Permit parking  
Early viewing is highly recommended  
Ultrafast Broadband Available



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Ultrafast  
Broadband  
Available



Off Road &  
Permit Parking

Property Reference: K7073





Living Room



Open Plan Kitchen/Dining Room



Open Plan Kitchen/Dining Room



Garden

Leading into the open plan Kitchen/Dining room this sociable space features a range of attractive wall, base and display units and a dining room perfect for spending time with your loved ones. The kitchen boasts integrated appliances, including a Bosch oven, sink unit, four-ring gas hob and an extractor to ensure functionality. There is plumbing for a washing machine/dryer and space for a fridge freezer, also housing the boiler. A useful storage cupboard provides additional storage and stairs lead from the kitchen to the first floor. This room also has access to the rear garden.

On the first floor, the property offers two double bedrooms and a modern bathroom.

Bedroom one is a generously sized room with two front-facing windows. A built-in wardrobe provides useful storage. The second bedroom, also a double, features a rear-facing aspect, a built-in wardrobe and access a useful loft room perfect for occasional study/relaxation space.

The bathroom is tastefully appointed, with part-tiled walls, a heated towel rail and a window. The three-piece suite includes a bath with a shower over, a vanity unit with a wash hand basin and a WC.

Outside, the property benefits a easy to maintain patio garden with a decked seating area perfect for summer evenings, to the front the property has driveway parking and the property includes a detached garage conveniently located within immediate vicinity and provides off road parking to the front of the garden.

With its thoughtful design, excellent location and modern features, 26 Mint Dale is a property that deserves to be viewed to be fully appreciated.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Living Room 12' 5" x 10' 0" (3.79m x 3.06m)

Kitchen 18' 0" x 6' 0" (5.51m x 1.85m)

Dining Room 7' 4" x 7' 2" (2.25m x 2.20m)

First Floor

Bedroom One 11' 9" x 10' 3" (3.60m x 3.13m)

Bedroom Two 10' 7" x 8' 10" (3.24m x 2.70m)

House Bathroom



Loft 14' 3" x 12' 2" (4.35m x 3.73m)

### Property Information

**Tenure:** Freehold.

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

**Services:** Mains water, mains electricity, mains gas 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:** ///improves.humble.limelight

From the town centre take the A6 Shap Road north, at the traffic lights turn left into Mintsfeet Road and follow the road round. Taking the first right into Mintdale, keeping left and number 26 can then be found a short way along on the left hand side towards the head of the cul-de-sac.

**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).



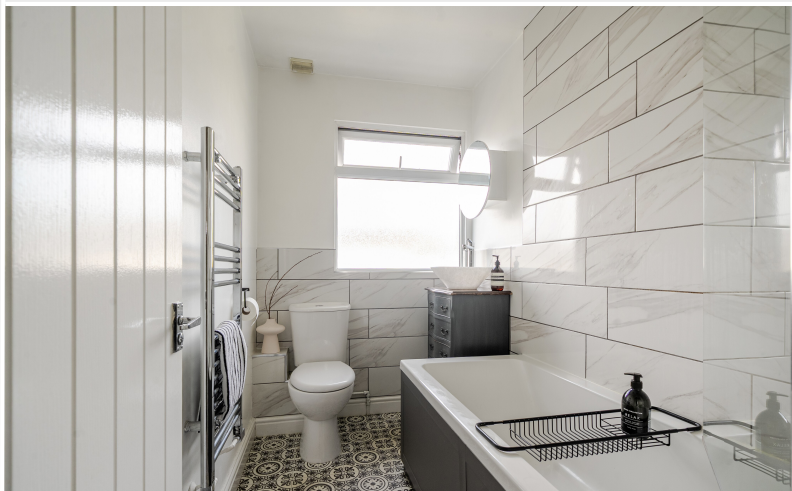
Bedroom One



Bedroom Two



Loft



Bathroom

## 26 Mint Dale, Kendal, LA9

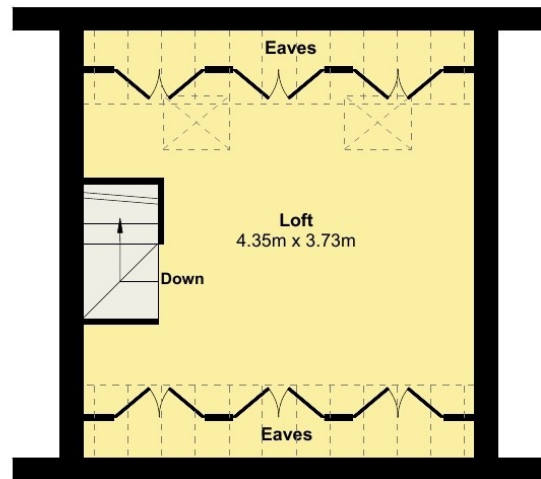
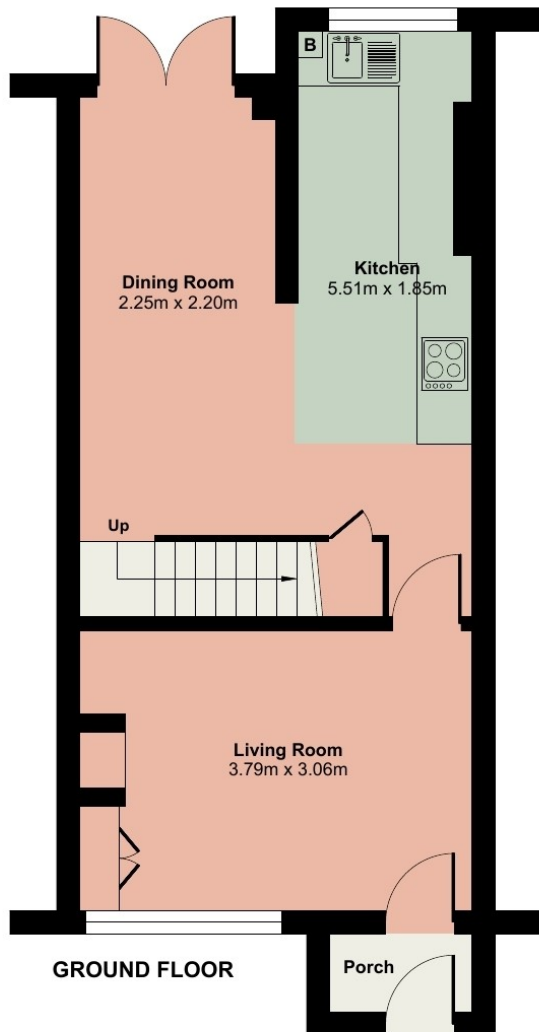
Approximate Area = 923 sq ft / 85.7 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

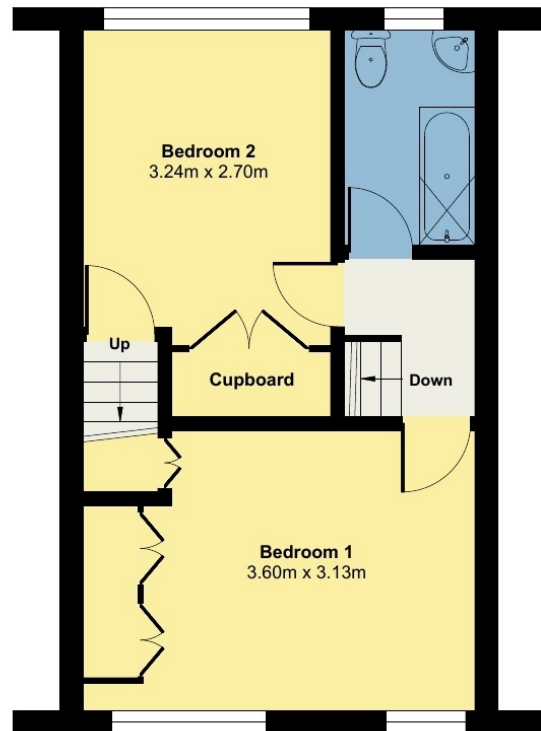
Total = 997 sq ft / 92.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1276042

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Request a Viewing Online or Call 01539 729711