



## Kendal

£225,000

74 Rusland Park, Kendal, Cumbria , LA9 6AJ

74 Rusland Park is situated just off Sedbergh Road in a popular residential area, offering convenient access to the town centre and its amenities via a reliable bus route. This end terrace bungalow provides a manageable layout and although it does require some attention it presents a unique opportunity for the new owner to personalise the home to their own taste.

The bungalow benefits from gas central heating and includes a garage, driveway providing off-road parking and both front and rear gardens. With no upward chain and early possession, it is ready for viewing.

### Quick Overview

- End terrace bungalow
- Great potential for refurbishment
- No upward chain
- Situated in a quiet cul de sac
- Living room and kitchen
- Two bedrooms and bathroom
- Driveway and detached garage
- Front and rear gardens
- Early viewing recommended!
- Ultrafast broadband speed\*



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TBC



Ultrafast  
Broadband  
Available



Detached garage  
& Driveway

Property Reference: K7202



Entrance porch



Kitchen



Living Room



Living Room

Entering through the entrance porch, there is a useful storage area before a door leads into the kitchen. The kitchen is fitted with wall and base units, worktops with an inset sink and drainer and part-tiled walls. There is space for an under-counter fridge, a slot-in oven, plumbing for a washing machine and a wall-mounted gas boiler.

The living room enjoys a front aspect and features a stone fireplace with alcove shelving, creating a cosy and welcoming space. Both bedrooms overlook the rear of the property. The main bedroom is a double, while the second bedroom has a door providing direct access to the rear garden.

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

Externally, the property benefits from a front garden with a lawn and hedge border. The driveway provides off-road parking and leads to a detached garage with an up-and-over door, power and lighting. The rear garden is low-maintenance, featuring a patio area and mature shrub borders.

Now ready for the new owner to make their own, 74 Rusland Park offers excellent potential in a convenient and popular location. Call now for more details!

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Kitchen 9' 3" x 6' 10" (2.84m x 2.09m)

Living Room 11' 10" x 11' 10" (3.61m x 3.63m)

Bedroom One 11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom Two 7' 10" x 10' 1" (2.41m x 3.09m)

Bathroom

Detached Garage 17' 2" x 9' 6" (5.24m x 2.91m)

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

Request a Viewing Online or Call 01539 729711



### Services:

Mains gas, mains waters, mains electricity 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: [///gums.become.deals](http://gums.become.deals)

Travelling out of Kendal along the A684, Sedbergh Road, proceed past the entrance to Sandylands and the allotments on your left and take the next turning right onto Rusland Park. Follow the road round bearing left, where you will find number 74 towards the end of the cul de sac on the right hand side.

### Viewings:

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).

### Agents Note:

The title to this property is presently unregistered. The successful buyer's solicitor will need to complete first registration with the Land Registry during the conveyancing procedure.



Bedroom One



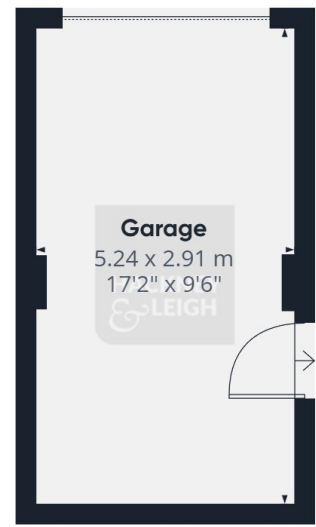
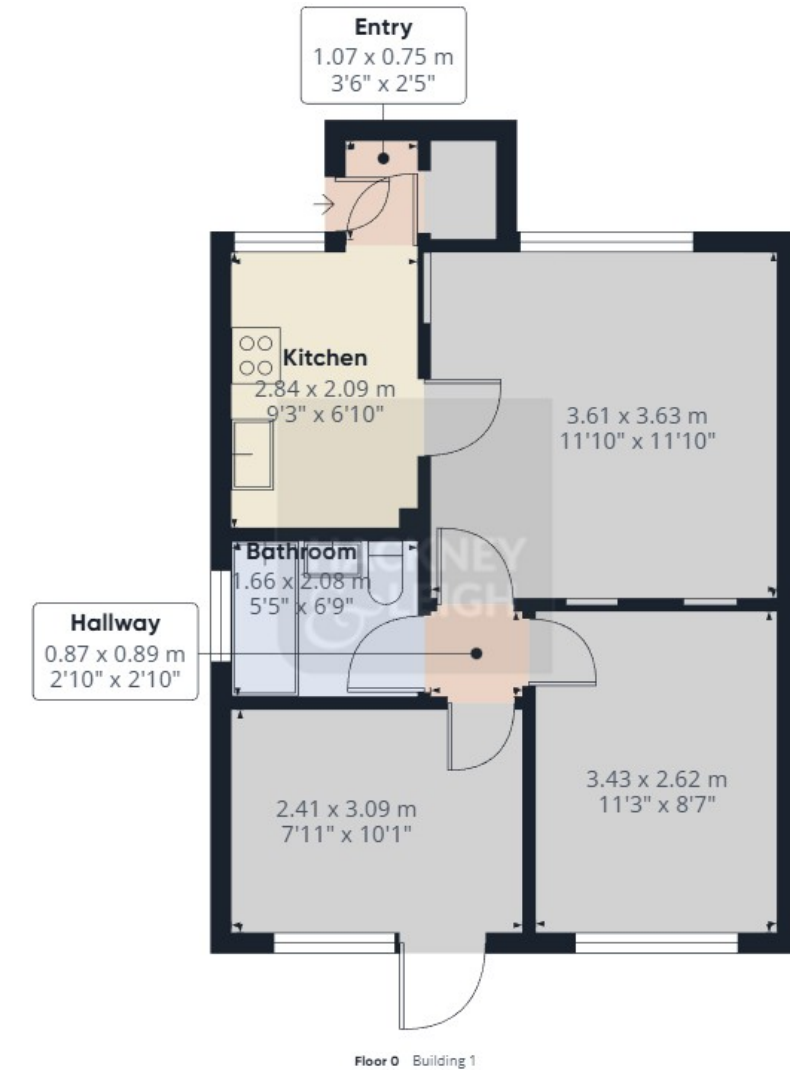
Bedroom Two



Rear garden



Rear garden



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 12/11/2025.

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