HACKNEY & LEIGH

Kendal

£225,000

6 The Courtyard, Castle Street, Kendal, Cumbria, LA9 7AA

6 The Courtyard is a charming two-bedroom bungalow, set within a gated development converted from an original bakery, offering a unique blend of character, heritage, and modern-day comfort. The attractive cobbled courtyard and retained architectural features create a welcoming first impression, while the convenient location places local amenities, Kendal town centre, the train station, supermarkets, and doctors' surgeries all within easy walking distance. The property further benefits from an allocated parking space and a private rear yard.

Quick Overview

- Two bedroom bungalow
- Within walking distance of town centre
- Close to supermarkets and train station
- Allocated parking space
- Spacious living/dining room
- Fitted kitchen
- Three piece bathroom suite
- Private rear yard
- Gas central heating
- Ultrafast broadband speed*

Property Reference: K7231

2 | 1 | 1 | D | *Ultrafast* | *Off road parking*

Entrance Hall

Living/dining room

Living/dining room

Kitchen

The front door opens into a welcoming entrance hall, providing access to the main living accommodation and loft space. There are useful built-in storage cupboards, one of which houses the wall-mounted gas boiler.

The spacious living/dining room enjoys a dual aspect overlooking both the front and rear yard. A feature fireplace with a gas coal-effect fire and wooden mantel creates a cosy focal point, and there is additional built-in storage. This room flows seamlessly into the kitchen, which is fitted with a range of wall and base units with worktops, inset sink and drainer, and coordinating part-tiled walls. Integrated appliances include a Bosch oven, four-ring gas hob with stainless steel extractor hood, dishwasher, and under-counter fridge. A Velux roof light provides natural light, and a door leads directly out to the private rear yard.

Bedroom one is a generous double room, benefiting from a front-facing window and Velux roof light. Bedroom two is a single room, ideal as a home office or study, and also enjoys a front aspect.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. The room is finished with part-tiled walls, a heated towel rail, extractor fan, and Velux roof light.

Externally, the property offers an allocated parking space to the front and a low-maintenance private rear yard with gated access to the main courtyard, along with a timber shed.

Early viewing is highly recommended – call now for more details.

Accommodation with approximate dimensions:
Entrance Hall
Living/Dining Room
17' 8" x 16' 1" (5.40m x 4.91m)
Kitchen
8' 2" x 8' 9" (2.51m x 2.69m)
Bedroom One
13' 3" x 9' 9" (4.06m x 2.98m)
Bedroom Two/Study
8' 1" x 7' 3" (2.47m x 2.22m)

Bathroom

Parking: Allocated parking space.

Property Information:

Tenure: Leasehold - Held on a balance of 99 years from 1st July 1985.

Current service charge is £2,000 per annum.

Council Tax: Westmorland and Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.
What3Words & Location: ///inner.shades.marked

The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street, continue past St Georges Church on your right and the gated entrance to 'The Courtyard' is on the left hand side, just before the Castle Inn Pub. Entering through the gates, number 6 can be found on the right hand side.

Anti Money 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 is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.

Bedroom One

Bedroom Two

Bathroom

Rear Yard

Ground Floor

Approx. 63.5 sq. metres (684.0 sq. feet)

Total area: approx. 63.5 sq. metres (684.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Flat 6, The Courtyard, Kendal

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 24/02/2026.