



Kendal

£275,000

17 Hayfell Avenue, Kendal, Cumbria, LA9 7JH

17 Hayfell Avenue is a surprisingly spacious semi-detached dormer bungalow, pleasantly situated within a quiet cul-de-sac in the highly sought-after Heron Hill area of Kendal. Occupying a generous corner plot, the property offers well-balanced and versatile accommodation throughout and provides excellent potential for modernisation and personalisation, making it an ideal opportunity for purchasers looking to create a home tailored to their own tastes and requirements.

The flexible layout is ideally suited to a range of purchasers, including families, retirees or those seeking multi-generational living arrangements. The accommodation includes a spacious living room, dining kitchen, additional reception room which could equally serve as a ground floor bedroom, ground floor shower room, three first floor bedrooms and a generous family bathroom. Externally, the property benefits from off-road parking, garage and attractive gardens to both the front and rear.

Quick Overview

- Spacious semi-detached dormer bungalow
- Sought-after Heron Hill location
- Quiet cul-de-sac position
- Flexible living accommodation
- Off road parking and garage
- Front and rear gardens
- Gas central heating
- Fantastic potential to personalise
- No upward chain!
- Ultrafast broadband speed*



4



2



1



E



Ultrafast



Off road
parking

Property Reference: K7292



Entrance Hall



Bedroom Four/Sitting Room



Downstairs Shower Room



Dining Kitchen

The property is entered via a welcoming entrance hall with staircase leading to the first floor and useful understairs storage area. Located off the hallway is a practical ground floor shower room fitted with a three-piece suite comprising shower cubicle, wash hand basin and WC. The room is complemented by part tiled walls, radiator, built-in storage cupboard and window.

Adjacent to the shower room is a versatile ground floor room enjoying an outlook to the front elevation. Currently used as a bedroom, this well-proportioned space could also serve as a sitting room, dining room or guest bedroom, depending on individual requirements.

To the rear of the hallway is the generously proportioned living room, a bright and comfortable reception space featuring an attractive marble fireplace with coal effect gas fire and pleasant views over the front garden.

The dining kitchen is fitted with a range of wall and base units incorporating a pantry cupboard, complementary work surfaces and inset sink and drainer with coordinating part tiled walls. Integrated appliances include a Lamona oven and four-ring gas hob with stainless steel extractor hood, together with plumbing for a washing machine and space for a fridge/freezer. The room benefits from two rear aspect windows, including one full-height window allowing excellent natural light, together with a wall mounted boiler and door providing direct access to the rear garden.

To the first floor there are three bedrooms, a spacious bathroom and useful linen cupboard. Bedroom one is a generous double room featuring two windows, under eaves storage and built in storage cupboard. Bedroom two is another good-sized double room enjoying a rear aspect together with built-in storage. Bedroom three is a well-proportioned single bedroom, also benefitting from useful storage.

The large family bathroom is fitted with a four-piece suite comprising; a panel bath with handheld shower attachment, corner shower cubicle, wash hand basin and WC. The room is finished with part tiled walls, radiator, two windows and additional built-in storage cupboard.

Externally, the property occupies an attractive corner plot with driveway providing off-road parking and leading to the garage. The front garden is laid mainly to lawn with mature hedging, trees and established shrubs. To the rear, the enclosed garden offers a pleasant outdoor space with patio seating area, raised flower beds incorporating a pond, lawned garden and mature planted borders. There is also a useful external store and access into the garage, which benefits from an up-and-over door, power, lighting and an additional storage room to the side.



Living Room



Kitchen



Landing



Bedroom One



Bedroom Two



Bedroom Three

Offered for sale with no onward chain, this well-proportioned and versatile home presents an excellent opportunity to acquire a property within one of Kendal's most desirable residential areas. Early viewing is highly recommended.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Shower Room

Bedroom Four/Sitting Room

11' 2" x 10' 4" (3.41m x 3.16m)

Living Room

17' 0" x 10' 7" (5.20m x 3.25m)

Dining Kitchen

13' 10" x 14' 9" (4.23m x 4.50m)

First Floor

Landing

Bedroom One

9' 4" x 13' 8" (2.87m x 4.19m)

Bedroom Two

10' 10" x 7' 4" (3.31m x 2.25m)

Bedroom Three

6' 6" x 7' 5" (1.99m x 2.28m)

Bathroom

Garage

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D.

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: [///navy.even.coast](https://www.what3words.com/#!/navy.even.coast)

Travelling from Kendal town centre, proceed south along Aynam Road and continuing onto Lound Road. At the roundabout take the 1st exit onto Burton Road (A65), proceed past the Leisure Centre, turn left just after the traffic lights onto Heron Hill and continue straight on into Hayfell Avenue. Continue past the turning to Wansfell Drive and then Dunmail and take the next left and No 17 is to be found within the cul de sac on the left corner.



Bedroom One



Bathroom



Rear Garden



Garage



Rear Garden

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 (incl. 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: We await the grant of probate for the property.

Meet the Team

Keira Evans

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



Shannon Hipwell-Dixon

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



Holly Strickland

Property Valuer & Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jamee Davies

Sales Negotiator
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



Sean Smith

Professional Photographer
hlphotography@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

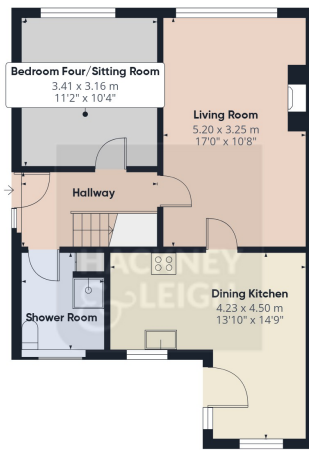


Need help with **conveyancing**? Call us on: **01539 792032**

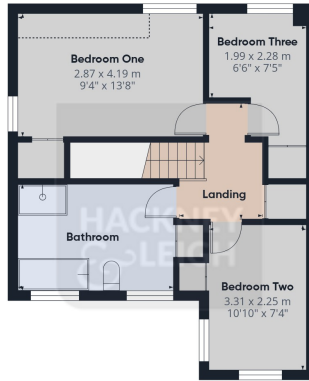


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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



Floor 0



Floor 1



Approximate total area^m

92.8 m²
998 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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 15/06/2026.

Request a Viewing Online or Call 01539 729711