

HACKNEY & LEIGH

Keswick

Offers in the region of £450,000

2 Leonard Street, Keswick, CA12 4EJ

A most appealing substantial four bedroom period terrace house most conveniently situated on a side street in Keswick town centre and equally suitable as a primary home, recreational second home or for lucrative holiday rentals.

Quick Overview

Substantial period terrace house

Side street location in Keswick town centre

Four double bedrooms

Living room and adjoining dining room

Fitted kitchen

Rear yard and shared garden

Property Reference: KW0536

4	1	2	C	Ultrafast Broadband Available	On Street Parking



Living Room



Living Room



Kitchen



Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall
With radiator.

Living Room
With bay window, slate fireplace including electric stove style fire, radiator.

Dining Room
With radiator, built in chimney side cupboards, under stairs cupboard.

Kitchen With fitted base and wall units including quartz work surfaces, sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, external door.

First Floor:

Landing

Bedroom One
With radiator.

Bedroom Two
With radiator.

Bathroom
With WC, wash hand basin, bath, shower cubicle, radiator, built in cupboard.

Second Floor:
Landing
With built in cupboard.

Bedroom Three
With radiator.

Bedroom Four
With radiator.



Living Room



Kitchen



Dining Room



Bedroom Two



Bedroom Three



Bathroom

Outside:

Small front forecourt, paved rear yard with pedestrian access, external store, shared rear garden.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band D.

Directions

From Station Road in Keswick town centre turn onto Southey Street and then turn left onto Blencathra Street. Leonard Street is the first turning on the right.

What3words

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Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £450,000.

Anti-Money Laundering Regulations (AML)

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT).



Bedroom One



Bedroom Four



Living Room



Shared Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey
Sales Manager & Property Valuer

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett
Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Dawn Branson
Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Sue Jackson
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



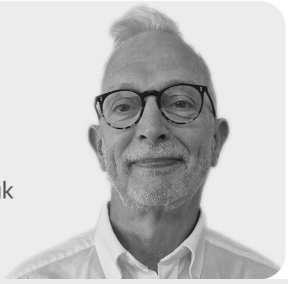
Angela Bell
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Chris Houghton
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.



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Total area: approx. 118.0 sq. metres (1270.0 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.

2 Leonard Street, Keswick

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