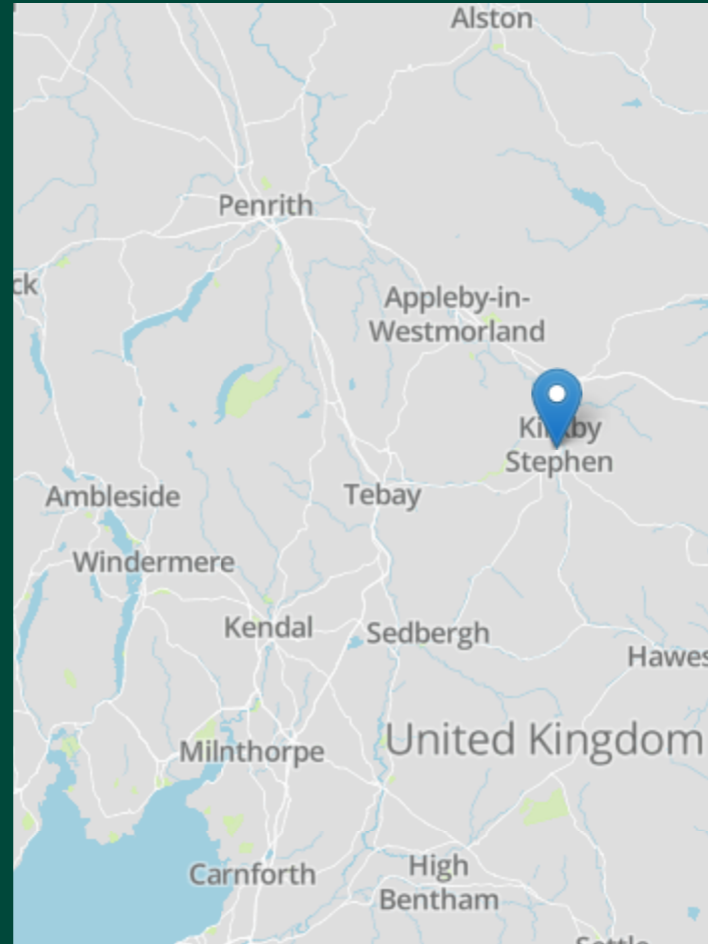


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

PFK

Approximate total area**
1071.76 sq ft
99.57 sq m

Reduced bedroom
32.88 sq ft
3.06 sq m

Living Room
12'4" x 11'5"
3.78 x 3.50 m

Kitchen
10'6" x 13'10"
3.22 x 4.23 m

Dining Room
11'7" x 8'0"
3.55 x 2.45 m

Hallway
10'2" x 3'3"
3.11 x 0.99 m

Utility Room
11'7" x 5'5"
3.53 x 1.66 m

PFK

Approximate total area**
561.80 sq ft
52.19 sq m



24 South Road, Kirkby Stephen, Cumbria, CA17 4SN

- Mid-terraced property
- Private parking at rear
- EPC Rating: D
- 2/3 bedrooms
- Recently renovated
- Council Tax: Band B
- Popular market town
- Front & rear yards
- Tenure: Freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

South Road lies within a short walk of Kirkby Stephen town centre. The town provides an excellent range of every day facilities including supermarket, bank, post office, hotels, public houses, sports facilities and primary and secondary schools. Kirkby Stephen lies about 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes' away. The town also has a station on the scenic Settle-Carlisle railway line.

PROPERTY DESCRIPTION

Renovated within the last few years, 24 South Road is a well-proportioned, Victorian terraced property, situated in the popular market town of Kirkby Stephen. The accommodation to the ground floor provides a cosy lounge with stove effect gas fire, good sized kitchen and extension to the rear housing the dining room and large utility room. To the first floor there is a generous principal bedroom, family bathroom and single bedroom with stair access to a bright, attic/third bedroom. Externally, there is a good sized, enclosed, flagged, front courtyard, rear flagged patio and fully enclosed and gated, rear yard area offering private, off road parking.

ACCOMMODATION

Entrance Vestibule

Accessed via uPVC entrance door. With original tiled floor and glazed door to: -

Hallway

3.11m x 0.99m (10' 2" x 3' 3") With stairs to first floor accommodation.

Living Room

3.78m x 3.50m (12' 5" x 11' 6") A cosy living room with window to front aspect, gas, stove effect, fire in wooden surround, radiator and built in cupboard with display shelving above.

Kitchen

3.22m x 4.23m (10' 7" x 13' 11") A welcoming kitchen fitted with range of modern, neutral coloured, Shaker style units with wood effect work surface, 1.5-bowl stainless steel sink/drainer unit with mixer tap and tiled splash back. These are complemented by a fabulous, large, wood, welsh style dresser incorporating excellent storage cupboards with display cupboards and shelving. Freestanding range cooker set in recess and additional recess space for freestanding fridge freezer. Large under stairs pantry cupboard. Opening through to: -

Dining Area

3.55m x 2.45m (11' 8" x 8' 0") A bright room with window to rear aspect and additional Velux window. Door to: -

Utility Room

3.53m x 1.66m (11' 7" x 5' 5") Fitted with good range of base units with stainless steel sink/drainer unit with mixer tap. Space/plumbing for washing machine. wall mounted boiler, radiator and uPVC door giving access to rear garden.

FIRST FLOOR

Landing

Principal Bedroom

3.79m x 4.32m (12' 5" x 14' 2") A large, front aspect, double bedroom with open outlook. Radiator and feature fireplace.

Bathroom

2.26m x 1.80m (7' 5" x 5' 11") A stylish bathroom with fully pannelled walls and three piece suite comprising bath with shower over, wash hand basin and WC. Airing cupboard.

Bedroom 2

3.24m x 2.36m (10' 8" x 7' 9") A rear aspect, single bedroom with radiator and stairs to attic room.

Attic Room/Bedroom 3

4.08m x 4.18m (13' 5" x 13' 9") A light space with two Velux windows offering views to the fells. Radiator and under eaves storage to both sides.

EXTERNALLY

Parking and Courtyards

The property benefits from easy to maintain external areas. To the front there is on road parking and an enclosed, flagged, courtyard garden, whilst to the rear there is a flagged patio and fully enclosed, and gated, flagged yard providing off road parking.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas-fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the PFK Kirkby Stephen office head southwards through the traffic lights, proceed along High Street and the property can be found on the right hand side. A 'For Sale' sign has been erected for identification purposes.

