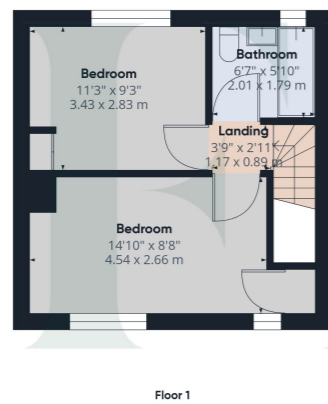
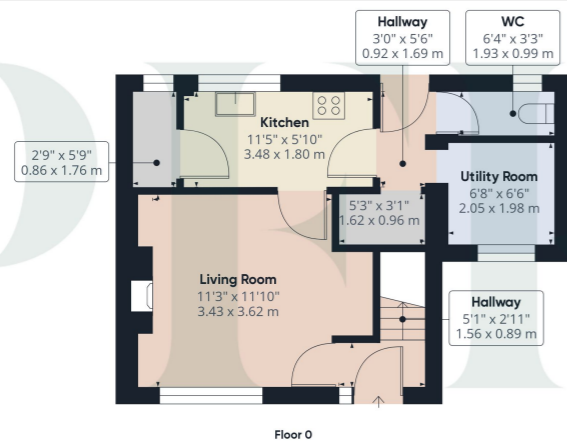
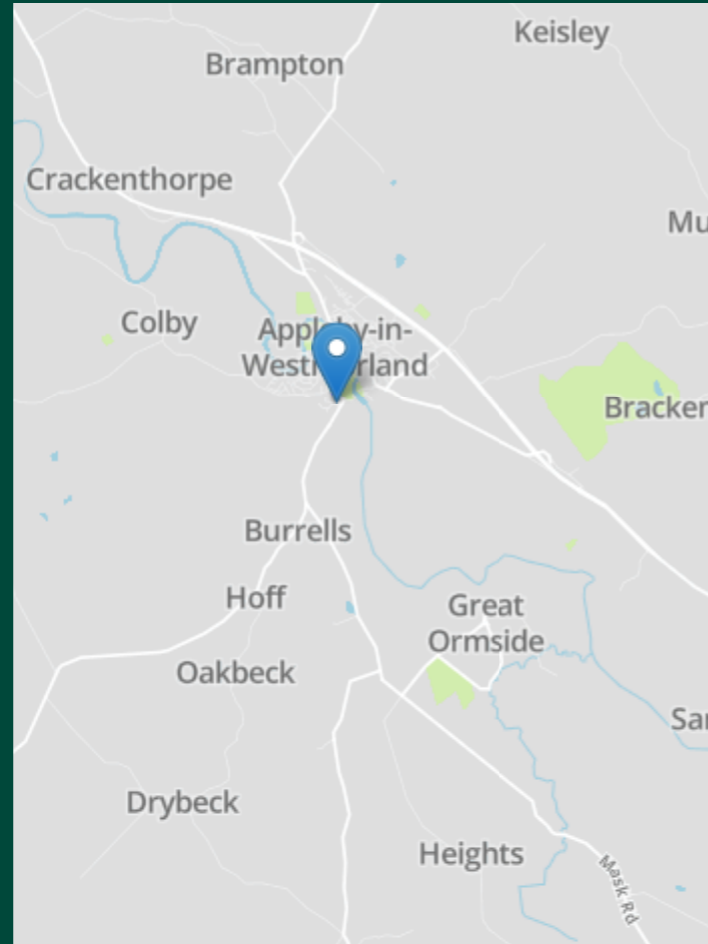


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**PFK**

Approximate total area\*  
686.74 ft<sup>2</sup>  
63.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



20 Scattergate Green, Appleby-in-Westmorland, Cumbria, CA16 6SP

- 2 bed semi det house
- Close to amenities
- Tenure: freehold
- Corner plot
- Local Occupancy Restriction applies
- EPC rating D
- Immaculate condition
- Council Tax: Band B

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

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

20 Scattergate Green is a delightful 2 bed property, conveniently located within the historic town of Appleby. The property is well proportioned throughout and briefly comprises lounge, kitchen, utility room and WC to the ground floor, with two good sized bedrooms and a three piece family bathroom to the first floor. Externally, there are well maintained gardens with flower borders, seating area and garden shed.

Please note that a Cumbria wide Local Occupancy Restriction is in force on the property.

## ACCOMMODATION

### Entrance Vestibule

Accessed via part glazed UPVC front door. With stairs to the first floor, radiator, and door into the lounge.

### Lounge

3.43m x 3.62m (11' 3" x 11' 11") A front aspect reception room with gas fire in a wood surround with contrasting hearth and backplate, radiator and large window overlooking the front garden.

### Kitchen

3.48m x 1.80m (11' 5" x 5' 11") A rear aspect room enjoying views over the garden. Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Freestanding electric cooker, radiator and door into a large pantry cupboard with window to the rear.

### Utility Room

2.05m x 1.98m (6' 9" x 6' 6") Fitted with base units with complementary work surfacing, wall mounted central heating boiler, plumbing for under counter washing machine and front aspect window.

### Cloakroom/WC

With WC, radiator and obscured rear aspect window.

### Rear Porch

With large understairs cupboard and part glazed door leading out to the rear garden.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to first floor rooms.

### Bedroom 1

4.54m x 2.66m (14' 11" x 8' 9") A rear aspect double bedroom with radiator and built in wardrobe.

### Bedroom 2

3.43m x 2.83m (11' 3" x 9' 3") A rear aspect double bedroom with radiator and built in cupboard.

### Bathroom

2.01m x 1.79m (6' 7" x 5' 10") Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, radiator and obscured rear aspect window.

## EXTERNALLY

### Gardens

The property is set on a corner plot, with an enclosed front garden, mainly laid to lawn with mature borders, gravelled seating area and side access leading to the rear. The enclosed rear garden is mainly laid to lawn with borders and a shed.

## ADDITIONAL INFORMATION

### Local Occupancy Restriction

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

### 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. 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 centre of Appleby, by the monument, head straight up Boroughgate, following the main road round to the right in front of the castle and then take the third turning on the right into Scattergate Green. Take the first left and number 20 is the last house on the left before entering the rest of the cul-de-sac.

