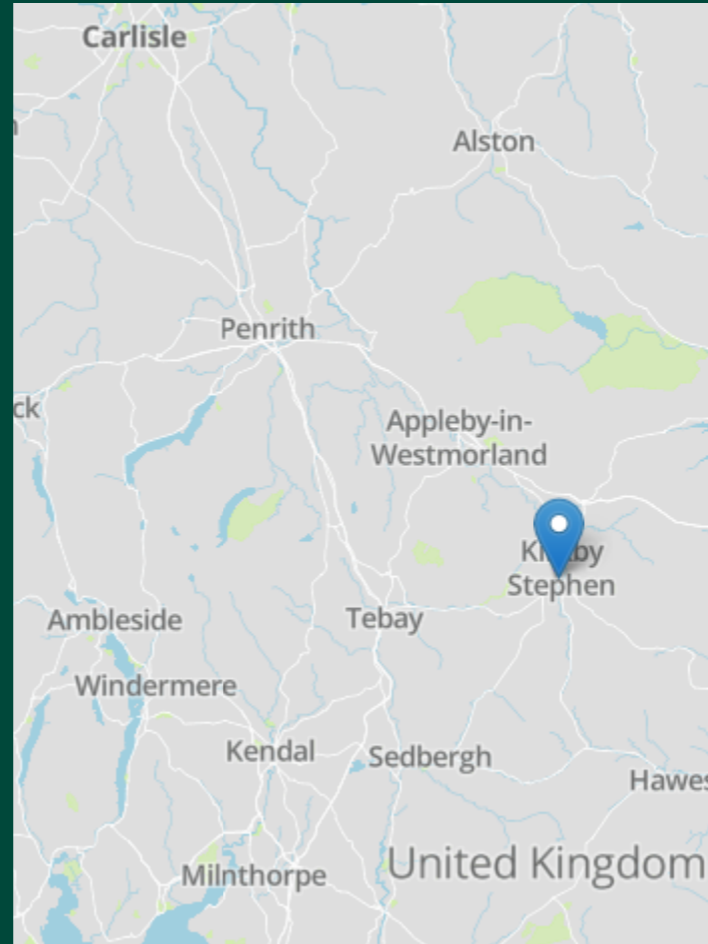


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1

Floor 1 Building 1

PFK

Approximate total area*
1080.25 ft²
100.36 m²

(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

Floor 0 Building 2



22b Quarry Close, Kirkby Stephen, Cumbria, CA17 4SS

- Semi-detached home
- Cul-de-sac position
- Tenure - freehold
- 3 Bedrooms
- Convenient market town location
- EPC rating - D
- Driveway & garage
- Large converted shed
- Council tax - Band C

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;
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LOCATION

22b Quarry Close is located within a short walk of the centre of Kirkby Stephen, an Upper Eden market town, which lies some 12 miles from the M6 at Tebay/junction 38 and 4 miles from the A66 trans Pennine route at Brough. Kirkby Stephen offers a wide range of everyday facilities including a supermarket, shops, bank, public houses, primary and secondary schools, together with a wide range of sports facilities. Carlisle, Penrith, Kendal and Darlington are all within commuting distance, and the town benefits from a railway station on the historic Settle to Carlisle line.

PROPERTY DESCRIPTION

22b Quarry Close is a well proportioned, three bedroom, semi-detached home situated in a quiet cul-de-sac on the edge of Kirkby Stephen. Internally the accommodation comprises: lounge, kitchen/diner, utility/bootroom, three bedrooms and a family bathroom. Externally the property provides driveway parking for one car, has an integral garage, walled front garden, large side garden with shed in situ, and rear garden with patio and substantial wooden shed/summerhouse with electric supply.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, wooden entrance door. Radiator, stairs to first floor accommodation and part glazed inner door into:-

Living Room

4.76m x 3.96m (15' 7" x 13' 0") Bright, front aspect, living room with feature gas fire, understairs storage, radiator and part glazed door to:-

Kitchen/Diner

2.97m x 4.96m (9' 9" x 16' 3") Good sized kitchen with two windows to rear aspect and fitted with a good range of wall and base units with complementary laminate work surfaces, tiled splash backs and stainless steel sink/drain unit with mixer tap. Space for freestanding gas cooker, space for fridge freezer, space/plumbing for washing machine, radiator and space for dining table. Door to:-

Utility Room/Bootroom

1.71m x 3.02m (5' 7" x 9' 11") Fitted work surface with space beneath for tumble dryer. Wall mounted boiler, door to integral garage and further door providing access to the rear garden.

FIRST FLOOR

Landing

With built in airing cupboard and access to loft space (via hatch).

Bedroom 1

2.78m x 3.99m (9' 1" x 13' 1") Front aspect, double bedroom with radiator and built in wardrobe.

Bedroom 2

2.88m x 2.57m (9' 5" x 8' 5") Rear aspect, double bedroom with radiator.

Bedroom 3

2.89m x 2.30m (9' 6" x 7' 7") Small double/large single bedroom with window to rear aspect and radiator.

Bathroom

2.01m x 1.66m (6' 7" x 5' 5") Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Side aspect window and radiator.

EXTERNALLY

Driveway Parking

A paved driveway at the front of the property provides off road parking for one vehicle and leads to:-

Integral Garage

3.49m x 2.96m (11' 5" x 9' 9") With up and over door, power and light.

Gardens

To the front of the house, flanking the left hand side of the driveway, there is a small, lawned garden area with attractive boundary stone walling. To the other side of the driveway, is a very useful space which is currently laid with bark chippings and has a large shed in situ. It also benefits from boundary stone walling to the front and fencing to the side. Access via this area to the rear garden which has been designed for ease of maintenance with paved and decorative stone areas which lead to:-

Substantial Wooden Shed

A substantial wooden shed with power supply, two windows, patio doors, electric fire and TV point is situated to the back of the rear garden.

ADDITIONAL INFORMATION

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 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: Mains electricity, gas, water & drainage; gas central heating; 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 Kirkby Stephen town centre go southwards through the traffic lights. Proceed along High Street, then South Road and then take the left hand turn signposted for Pennine park. Once on this road you will see a left hand turn for Quarry Close. The property is located on the left hand side and a 'For Sale' board has been erected for identification purposes.

