

PFK

33 St Herbert Street, Keswick, Cumbria CA12 4DF

Guide Price: £450,000





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LOCATION

St Herbert Street is located close to the centre of Keswick and therefore conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

An immaculately presented mid terrace three bedroom house recently modernised to a high standard with quality fixture and fittings throughout. The property whilst currently a primary residence would be excellent as a lucrative holiday let with the benefit of being close to the town centre.

The property briefly comprises hallway, spacious light open plan living/dining room with feature fireplace, modern fully fitted kitchen, rear porch with door to rear yard and garage, cloakroom and access to the garage. To the first floor are two double bedrooms, one bedroom has fully fitted wardrobes to one wall, modern shower room. Stairs to a second floor lead to a third bedroom currently used as a entertainment room/office.

The property has the benefit of a front forecourt and rear yard with a garage also to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Porch

1.06m x 0.95m (3' 6" x 3' 1") Door into Hallway.

Hallway

3.66m x 1.01m (12' 0" x 3' 4") Radiator, stairs to first floor and door into Living Room.

Living Room/Dining Room

7.18m x 3.33m (23' 7" x 10' 11")

The living area has a window to the front elevation, wall mounted radiator, a feature inset fireplace with electric fire, slate hearth and wooden mantle above.

The dining area has a window to the rear elevation, large under stairs cupboard, wall mounted radiator, inset fireplace alcove with wooden mantle above and ample space for a dining table.

Kitchen

3.52m x 2.45m (11' 7" x 8' 0") A quality modern fitted kitchen with matching wall and base units, complementary worktop incorporating sink and drainer with mixer tap, tiled splashback, space for dishwasher, electric oven and grill, electric hob with extractor over, space for fridge freezer, wall mounted radiator, window to the side elevation, wall mounted boiler, tiled flooring, spotlights and a part glazed door into:-

Rear Porch

1.50m x 1.56m (4' 11" x 5' 1") Base and wall units, tiled flooring, part glazed door to the rear yard and a door into the garage.

WC

1.50m x 0.70m (4' 11" x 2' 4") WC, wash hand basin with mirror above and an extractor fan.

FIRST FLOOR

Landing

5.40m x 1.32m (17' 9" x 4' 4") Window to the side elevation, stairs to the second floor, doors to all rooms, radiator and wood effect LVP flooring.

Bathroom

2.55m x 2.36m (8' 4" x 7' 9") Fitted with a three piece suite incorporating a double shower with panelled walls, WC, pedestal wash hand basin with lighted mirror above, chrome wall mounted radiator, obscure window to the rear elevation, tiled walls and flooring, spotlights, extractor fan and a wall cupboard.

Bedroom 2

3.21m x 2.53m (10' 6" x 8' 4") A double bedroom with a window to the rear elevation and a radiator.

Bedroom 1

2.92m x 3.79m (9' 7" x 12' 5") A spacious double room with dual aspect windows to the front elevation, two radiators and full length built in wardrobes to one wall with hanging rail and shelves.

SECOND FLOOR

Bedroom 3

5.09m x 4.46m (16' 8" x 14' 8") Two velux windows to the front and rear elevation, two radiators, under eaves storage to both sides and spotlights. This room is currently used as an office/entertainment room.

EXTERNALLY

Externally

To the front of the property is a small courtyard with a gate and stone wall to the boundary. To the rear is a paved yard providing a lovely seating area with a gate to the rear lane.

Garage

4.84m x 2.68m (15' 11" x 8' 10") An up and over door, window to the side elevation, plumbing for washing machine and tumble dryer, power, light and over head storage.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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 : Naphens 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 2022 was £260.48; 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

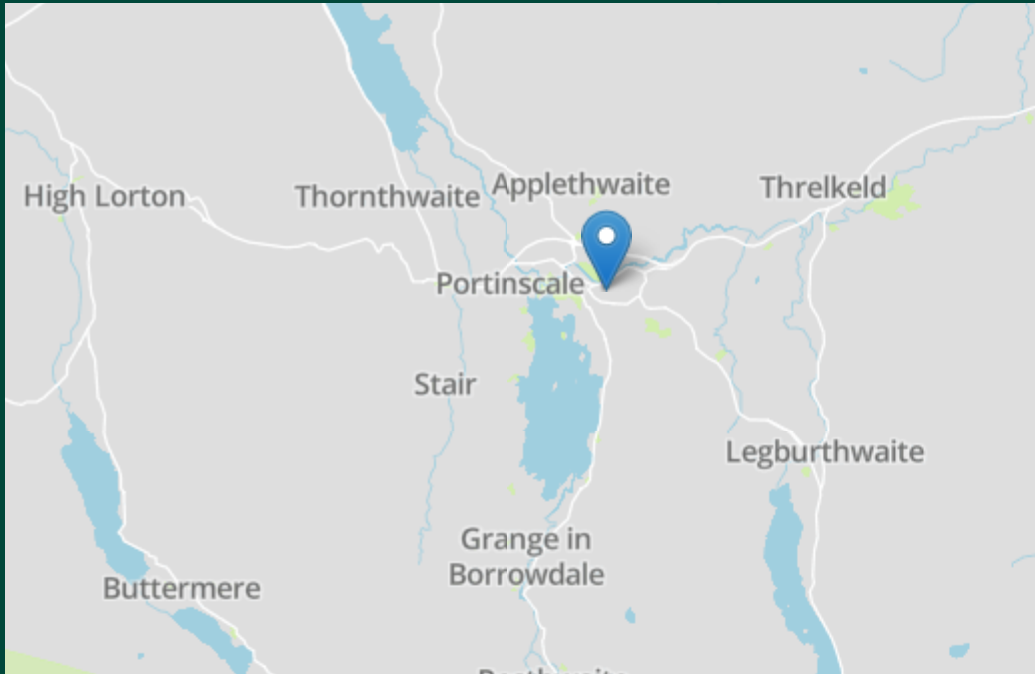
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head right along Southey Street. Take the third turning on the left on to Helvellyn Street, proceed to the second right turning on to St Herbert Street then continue along the street where the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾
1260.43 ft²
117.10 m²

Reduced headroom
58.95 ft²
5.48 m²

(1) Excluding balconies and terraces

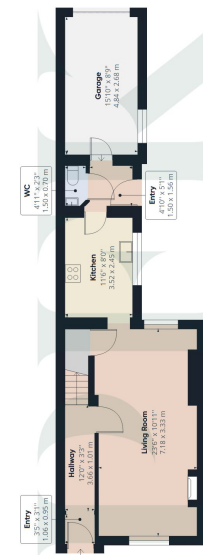
Reduced headroom (below 1.5m/4.92ft)

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

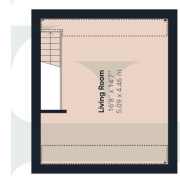
GIRAFFE360



Floor 1



Floor 0



Floor 2