

# PKK

41 Pembroke Street, Appleby-in-Westmorland, Cumbria CA16 6UA

Rent: £850 pcm







## 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

An opportunity to acquire a traditional town house, with accommodation over three floors, easy maintained rear yard and an access alley running the front of the property to the rear.

The accommodation briefly comprises entrance hall, generous living room which offers ample space for dining facilities, kitchen and utility to the ground floor. A cellar is situated on the lower ground floor with external access out into the alley (this can not be accessed from the inside of the property, access is via the side alley only). To the first floor there are two bedrooms, family bathroom and stairs to the second floor where two further attic rooms are located.

Please note: There are steps leading to the property, and down the side alley to the rear patio garden. The alley is utilised by this property and the neighbouring property. Please also note the stairs up to the second floor are quite steep.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC door. With stairs to the first floor and radiator.

### Living/Dining Room

3.18m x 8.11m (10' 5" x 26' 7") (max measurements) A generously proportioned room with front aspect bay window, radiator, gas fire set in a stone fireplace surround with wood mantel and built in shelving. (Please note the fireplace is for decorative purposes only and must not be used). The dining area has a rear aspect window and a useful alcove currently housing a fridge freezer.

### Cellar

Accessed via the external door out to the alleyway to the side. Wall mounted boiler.

### Kitchen

2.40m x 2.41m (7' 10" x 7' 11") Fitted with a range of wood wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with hob and extractor over, laminate flooring and stable style door to the utility area.

### Utility Area

With plumbing for washing machine, laminate flooring and UPVC door out to the rear yard.

## FIRST FLOOR LANDING

With door to staircase leading to the second floor.

### Bathroom

Fitted with a modern four piece suite comprising bath, panelled shower cubicle with electric shower, WC and vanity wash hand basin. Tiled splashbacks, laminate flooring and front aspect window.

### Bedroom 1

3.54m x 4.07m (11' 7" x 13' 4") (to wardrobe fronts) A generous double bedroom with fitted wardrobes to one wall, shelved cupboard housing the hot water cylinder, radiator and twin front aspect windows.

### Bedroom 2

3.92m x 2.30m (12' 10" x 7' 7") Rear aspect double bedroom with radiator.

## SECOND FLOOR LANDING

With eaves storage.

### Bedroom 3

2.32m x 3.12m (7' 7" x 10' 3") A good sized attic room with rear aspect Velux rooflight, radiator, eaves storage and shelved cupboard.

### Bedroom 4

2.39m x 2.67m (7' 10" x 8' 9") Further attic bedroom with radiator and front aspect Velux rooflight.



## EXTERNALLY

To the front of the property, there is a boundary wall with wrought iron railings, borders and a flagged patio with steps leading to the front door. An alleyway to the side leads to an enclosed flagged rear yard.

## ADDITIONAL INFORMATION

### Further Details

Please note the fireplace is for decorative purposes only and must not be used. The property has recently had a new gas central heating system fitted and there has been new carpeting fitted to the living/dining room.

### Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: E.

Rental: £850 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

## Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. 'Mark-Up Values' - PFK receive payment in respect of the following - inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

## Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

## LETTING DETAILS

Mains gas, electricity, water & drainage. Newly installed gas fired central heating installed. Double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

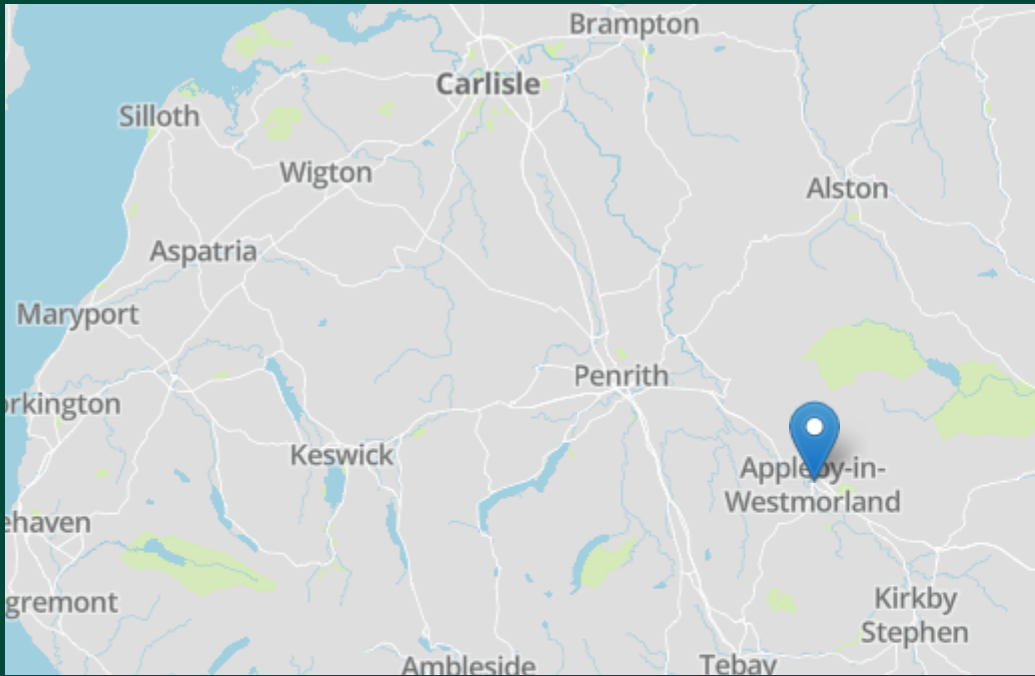
Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: Travelling east on the A66, take the slip road into Appleby. Proceed along this road and past the Grammar School. As you start to descend down the hill take the left turn followed by the next right. Follow this road and Pembroke Street is the third left and No. 41 can be found on the right going up the hill, just after the church.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	