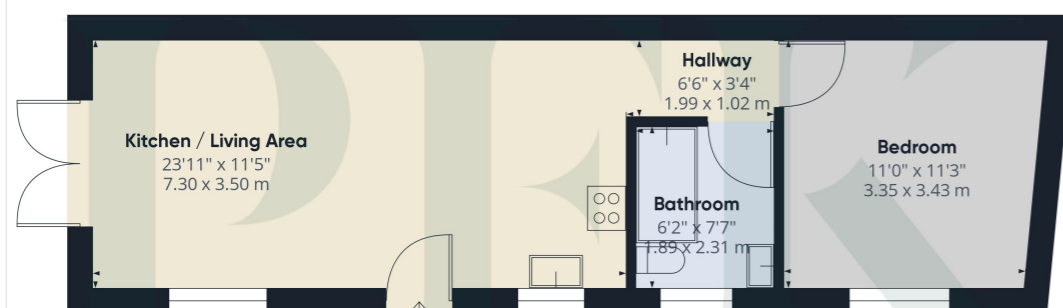
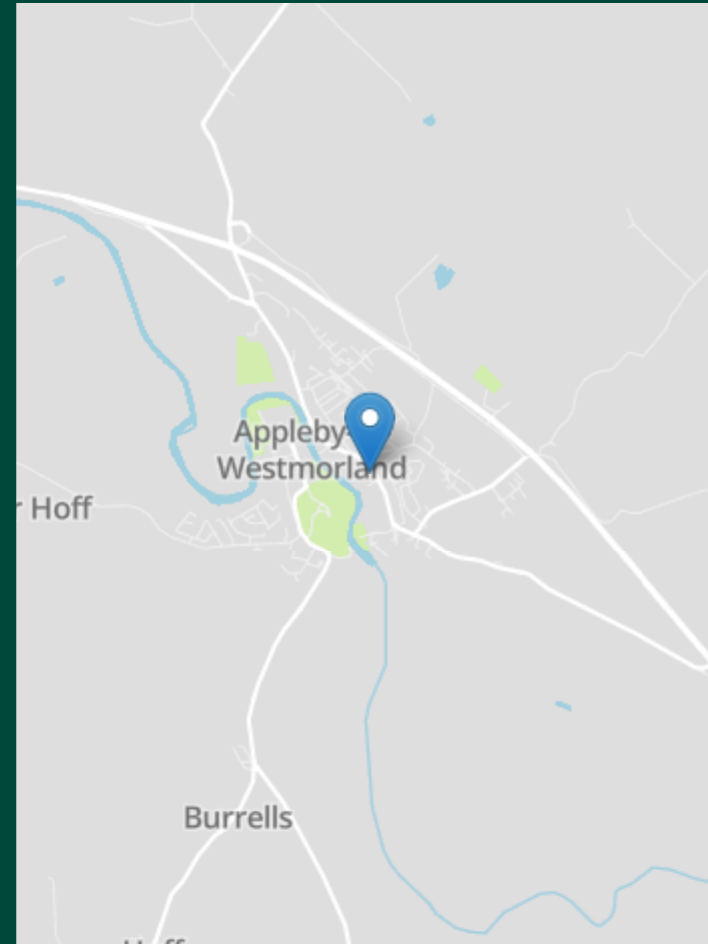


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area*
480.73 ft²
44.66 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

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' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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6a Bongate, Appleby-In-Westmorland, Cumbria, CA16 6UE

- One bed single story dwelling
- Immaculately maintained
- Tenure - freehold
- Attractive patio garden
- Convenient location close to amenities
- Council tax - Band A
- Parking space
- Local occupancy condition
- EPC rating - D

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

Appleby is a 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 immaculately presented, one bedroom, single story dwelling, complete with its own parking space, low maintenance patio garden and useful shed.

Conveniently positioned within the historic market town of Appleby, we understand this property was converted in the early 2000's to provide a well-proportioned home. Accommodation comprises open plan kitchen-dining-living room with doors leading to the patio garden, a double bedroom and bathroom, all of which have been well-maintained over the years. Externally there is a parking space, shed and secure garden, offering a low maintenance area to enjoy the more balmy days.

Please note - a Local Occupancy Clause applies to the property.

SALE DETAILS

Services: 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - spoils.transfers.contained

From Penrith, take the A66 to Appleby, exit onto the slip road and at the junction turn left. Follow the road under the railway bridge and continue along the Sands (past the Co-op). On ascending the hill, the property can be found on the right hand side - just along from Bongate House - turn right and the parking space is just beyond the property, which sits with its gable end facing the road.

