

PFK

4 West View, Main Street, Shap, Penrith CA10 3NQ

Guide Price: £274,000





LOCATION

Acknowledged as the "Gateway to the eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39), there is a main line railway station in Penrith and the Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

Offering spacious accommodation laid out over three floors, 4 West View is detached family home with flexible living in mind. Internally the property has been maintained to a high standard and accommodation briefly comprises lounge/diner, kitchen, utility/boot room and shower room to the ground floor. To the first floor there is the kitchen and a generous lounge/diner and to the second floor, three double bedrooms and a second shower room can be found.

Externally, the property benefits from offroad parking, an integral single garage and an easy to maintain paved patio garden.

ACCOMMODATION

Entrance Porch

Accessed via part glazed door. With front aspect window and part glazed door leading into the hallway.

Hallway

Stairs to the first floor with understairs storage cupboard, radiator, door to integral garage and doors leading to ground floor rooms.

Shower Room

Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, radiator and obscured front aspect window.

Utility Room/Boot Room

3.02m x 2.80m (9' 11" x 9' 2") Fitted with a base unit with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, space for freestanding fridge freezer, coat hooks and wall mounted central heating boiler.

FIRST FLOOR LANDING

A generous landing with stairs to the second floor, front aspect window, two radiators and door giving access to the first floor rooms.

Lounge/Diner

7.09m x 4.03m (23' 3" x 13' 3") A spacious, triple aspect reception room with windows to the front and side and patio doors leading out to the rear garden. Feature gas fire, ample space for a six to eight person dining table, two radiator, wood effect flooring and door leading into the kitchen.

Kitchen

3.05m x 2.97m (10' 0" x 9' 9") Fitted with a good range of wall, base and glass fronted display units, with complementary work surfacing incorporating sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for dishwasher and space for full height fridge freezer, space for freestanding, five burner gas range cooker with electric ovens, with glass splashback and extractor fan over and rear aspect window overlooking the garden.

Please note the range cooker currently within the property may be available by separate negotiation.

SECOND FLOOR LANDING

With side aspect window, loft access hatch and doors to bedrooms and bathroom.

Bedroom 3

3.03m x 2.44m (9' 11" x 8' 0") A rear aspect, small double bedroom with radiator.

Bedroom 1

4.14m x 3.51m (13' 7" x 11' 6") A rear aspect double bedroom with radiator and space for a good sized wardrobe.

Bedroom 2

2.87m x 3.17m (9' 5" x 10' 5") A front aspect double bedroom with radiator and wardrobe space.

Shower Room 2

2.88m x 1.78m (9' 5" x 5' 10") Fitted with a three piece suite comprising panelled shower cubicle with mains shower, WC and wash hand basin. Part wood panelling to one wall, storage cupboard, radiator and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front there is a raised bed and offroad, driveway parking for two cars leading to the integral garage. Side access leads to an enclosed, low maintenance patio garden with steps leading up to a shared grassed area.

Garage

7.14m x 2.94m (23' 5" x 9' 8") An integral single garage with up and over door, power, lighting and wall mounted shelving.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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

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 Penrith office, 01768 862135.

Directions: Travel from Penrith on the A6 to Shap. On reaching Shap, the property can be found on the left hand side, opposite the fire station.



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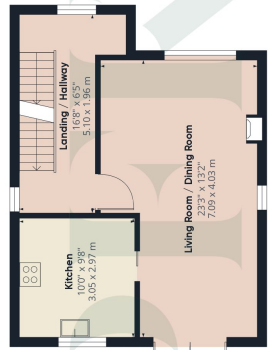


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area¹⁾
1,406.62 ft²
130.86 m²


Floor 1



Floor 2



Floor 0



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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