

Cumbrian Properties

15 York Street, Penrith



Price Region £170,000

EPC-C

Mid terraced property | Market town location
2 receptions | 3 bedrooms | Immaculately presented
Many original features | Rear garden

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2/ 15 YORK STREET, PENRITH

A well presented and neutrally decorated three bedroom, two reception mid terraced property with many original features. Situated in popular residential area of Castletown within the market town of Penrith and sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises of vestibule, entrance hall, reception room 1 with bay window and original fitted glazed cupboard, reception room 2 with cosy wood burning stove and original sandstone flooring, a fitted kitchen and utility room which houses the Worcester boiler. To the first floor there are two double bedrooms, one of which has fitted wardrobes and cupboards, a three piece family bathroom and to the second floor is the loft room/bedroom 3 with original wooden flooring and lots of natural light. To the rear of the property is a walled and gated garden comprising of floral borders, bushes, trees and shrubs, a pebbled patio area and water tap. To the front of the property is a small hedged garden. York Street is on a quiet no through road with residents only parking, located within a five minute walk from schools, supermarkets, the main railway station and all the town centre amenities.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

VESTIBULE Dado rail and door to the entrance hall.

ENTRANCE HALL Radiator, dado rail, staircase to the first floor and doors to two reception rooms.



ENTRANCE HALL

RECEPTION ROOM 1 (13'9 x 9'9) Double glazed bay window to the front, radiator, picture rail, original fitted glazed cupboard and original fireplace.



RECEPTION ROOM 1

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RECEPTION ROOM 2 (13'7 x 10'5) Double glazed window to the rear, picture rail, radiator, wood burning stove, original sandstone flooring and understairs storage cupboard with shelving, light and sandstone flooring.



RECEPTION ROOM 2

KITCHEN (11'6 x 8') Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks and free standing electric cooker with overhead extractor. Radiator, double glazed window to the side, tile effect vinyl flooring, coving to ceiling and double glazed composite door to the rear yard. Door to the utility room.



KITCHEN

UTILITY ROOM (8'6 x 7') Double glazed window to the rear, houses the Worcester gas boiler (1 year old and recently serviced) and plumbing for washing machine.



UTILITY

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FIRST FLOOR LANDING Doors to bedrooms and bathroom and stairs to the second floor.

BEDROOM 1 (12' x 11') Double glazed window to the front, radiator, picture rail, original wooden flooring, fitted wardrobes and cupboards.



BEDROOM 1

BEDROOM 2 (14' x 7'5) Double glazed window to the rear, radiator, picture rail and original wooden flooring.



BEDROOM 2

BATHROOM (11' x 7') Three piece suite comprising WC, wash hand basin and shower over panelled bath. Tiled splashbacks, radiator, fitted shelved cupboard, tile effect vinyl flooring and double glazed frosted windows to the side and rear elevations.



BATHROOM

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SECOND FLOOR

LOFT ROOM / BEDROOM 3 (18' x 13') Double glazed window to the rear, velux window to the front, radiator and original wooden flooring.



BEDROOM 3

OUTSIDE Walled and gated rear garden with sandstone flags, external water tap, pebbled patio area and floral borders with bushes, trees and shrubs. The rear gate gives access to a side alleyway. To the front of the property there is a small hedged garden.



REAR GARDEN

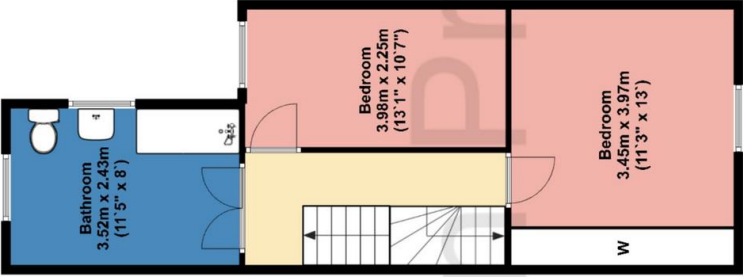
TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

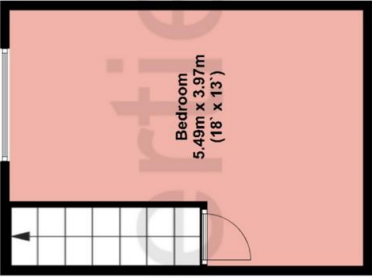
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Ground Floor
Approx 45.00 Sq meters (484.00 Sq feet).



First Floor
Approx 39.00 Sq meters (420.00 Sq feet).



Second Floor
Approx 22.00 Sq meters (237.00 Sq feet).

