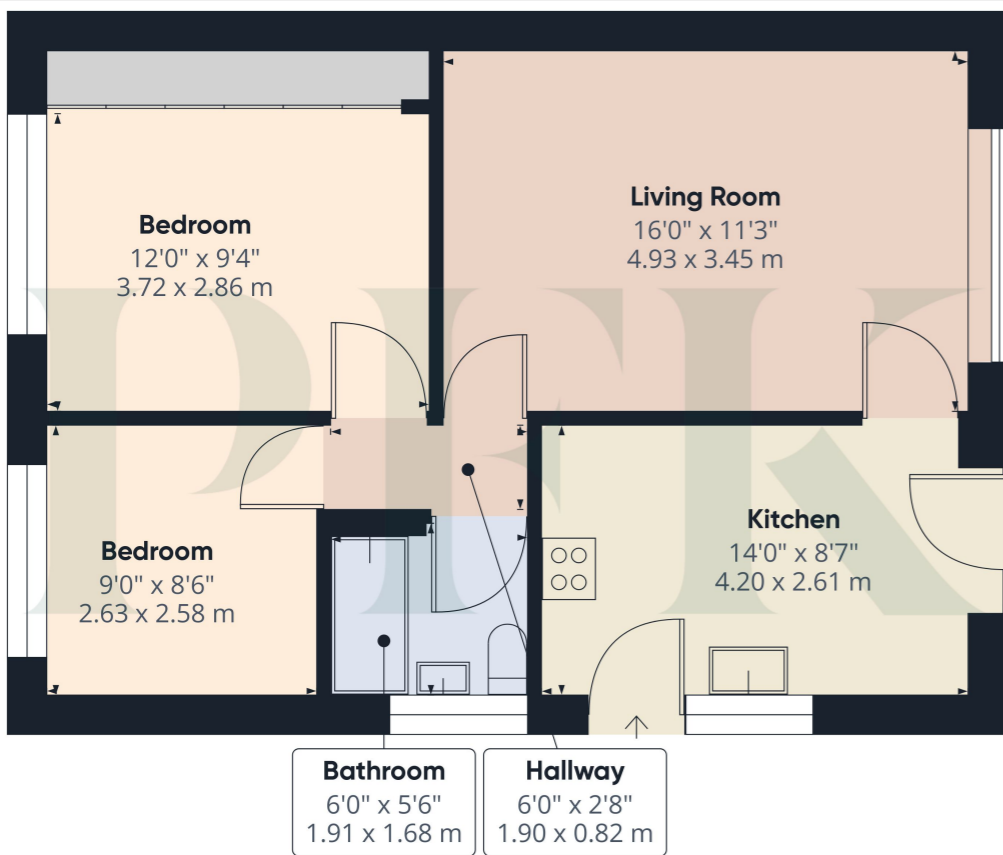
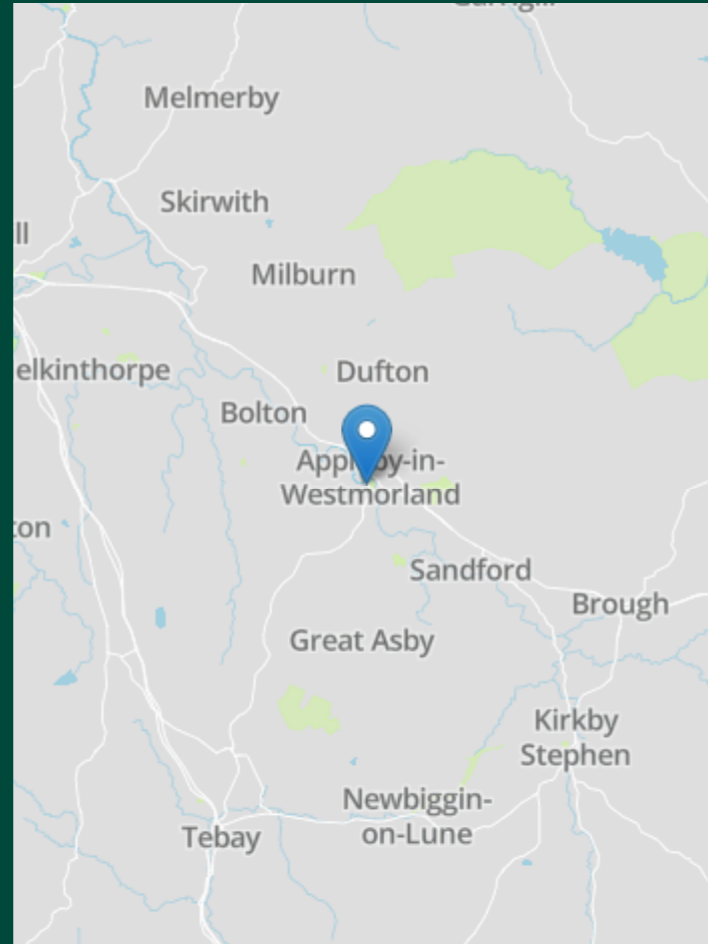


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area*
584.48 ft²
54.3 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



91 Glebe Road, Appleby-in-Westmorland, Cumbria, CA16 6RU

- Semi det bungalow
- Open views to rear
- Council Tax: Band B
- 2 bedrooms
- Close to amenities
- EPC rating D
- Immaculately presented
- Tenure - freehold

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' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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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, public houses, restaurants, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

An opportunity to acquire an excellent, well maintained, two bedroomed, semi detached bungalow, conveniently appointed within the historic town of Appleby.

This immaculate property is a superb home, well proportioned and sat within generous grounds, enjoying both front and rear gardens, ample parking for 2 vehicles and a sizeable, detached garage. The elevated position boasts views to the rear which reach over towards Appleby Castle, High Cup Nick, Murton Pike and towards the Pennines.

Internally, the accommodation briefly comprises attractive sitting room with feature fireplace and large picture window, kitchen with built in dining table, three piece family bathroom and two excellent bedrooms to the rear.

ACCOMMODATION

Entrance

Accessed via part glazed UPVC door front the side of the property, into the kitchen/diner.

Kitchen/Diner

4.20m x 2.61m (13' 9" x 8' 7") Fitted with a range of wall and base units with complementary laminate work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include countertop mounted hob, fridge and eye level double oven, space for washing machine and dishwasher, breakfast bar dining area. Decorative coving and inset ceiling spotlights, radiator, side aspect window and glazed door leading out to the front.

Lounge

4.93m x 3.45m (16' 2" x 11' 4") A generous reception room with decorative coving, feature stone fireplace with tiled hearth and wood mantel, radiator, wall mounted lighting and large front aspect window.

Bathroom

1.91m x 1.68m (6' 3" x 5' 6") Fitted with a three piece suite comprising concealed cistern WC and wash hand basin set on a vanity unit and P shaped bath with mains shower over. Tiled walls, vertical heated towel rail, inset ceiling spotlights and obscured side aspect window.

Bedroom 1

3.72m x 2.86m (12' 2" x 9' 5") A rear aspect double bedroom enjoying views over Appleby Castle and towards the fells. With decorative coving, radiator and fitted wardrobes to one wall with mirror fronted sliding doors.

Bedroom 2

2.63m x 2.58m (8' 8" x 8' 6") A rear aspect single bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front of the property there is a lawned garden with decorative chipped borders and mature shrubs, and to the side a driveway provides offroad parking for two cars and leads to the garage. To the rear, the enclosed garden is mainly laid to lawn with patio seating area, chipped borders and a good sized shed.

Garage

A generous detached garage with electric up and over door, power, lighting, water and pedestrian access door to the side.

ADDITIONAL INFORMATION

Referrals and 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 : Naphthens 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

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

Viewing: Through our Penrith office, 01768 862135.

Directions: Once over the bridge in the centre of Appleby, head up Boroughgate following the road around the castle wall. Turn right into Colby Lane, follow the road and take the right hand turn on to Glebe Road. Follow the road around to the left, proceed up a slight hill and take the second right. The property can be found a short distance along on the left hand side.

