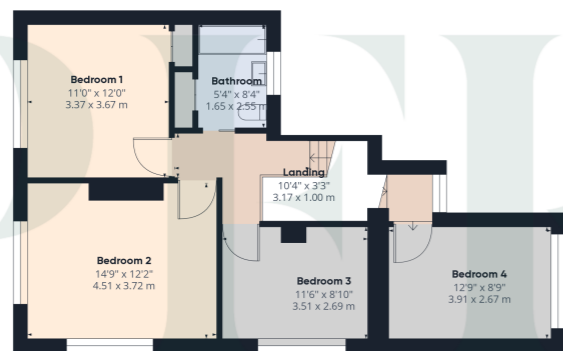
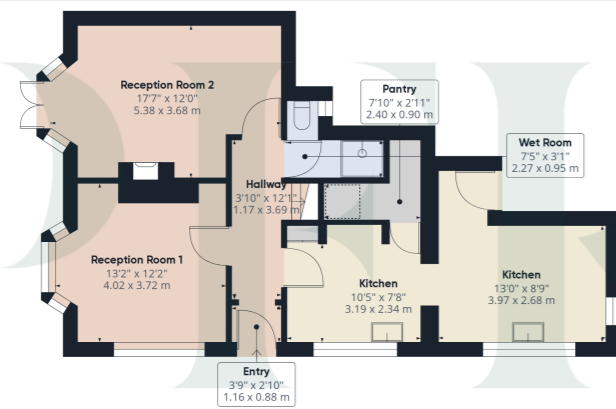
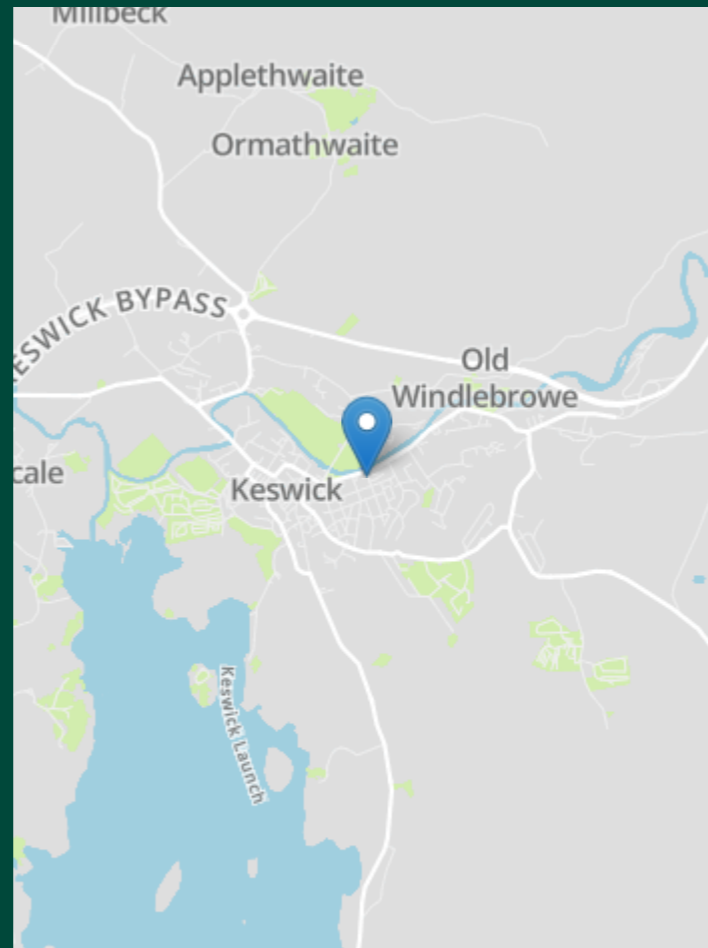


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**PFK**

Approximate total area\*  
1352 ft<sup>2</sup>  
125.61 m<sup>2</sup>

Reduced headroom  
7.76 ft<sup>2</sup>  
0.72 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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Pinfold Close, Wordsworth Street, Keswick, Cumbria, CA12 4HU

- Freehold
- Good size garden and parking
- EPC Rating - D
- Council tax band D
- Town centre
- Four bedrooms
- Deceptive in size

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www.pfk.co.uk

## LOCATION

Located close to the centre of Keswick and therefore conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

## PROPERTY DESCRIPTION

A deceptively spacious, four bedroomed extended property. Although modernised with a double storey extension to the rear, the property does require further upgrading. Unusually for a town centre property, there is offroad parking for two cars and a good sized, low maintenance garden with the front aspect of the property enjoying views over the town centre towards the surrounding Lakeland fells. No onward chain.

## ACCOMMODATION

### Entrance Hallway

1.16m x 0.88m (3' 10" x 2' 11") Accessed via part glazed uPVC door, stairs to first floor and a radiator.

### Wet Room

2.27m x 0.95m (7' 5" x 3' 1") WC, shower and window to the side aspect.

### Reception Room 1

4.02m x 3.72m (13' 2" x 12' 2") Window to the front aspect, bay window to the side aspect, radiator and fitted cupboard and shelving.

### Reception Room 2

5.38m x 3.68m (17' 8" x 12' 1") Double doors to the side aspect, feature fireplace with modern inset gas fire and a radiator.

### Kitchen

3.19m x 2.34m (10' 6" x 7' 8") Window to the front aspect, fitted storage cupboard, matching base units, complementary worktop, tiled splashback, stainless steel sink and drainer with mixer tap and door into understairs pantry.

### Further Kitchen

3.97m x 2.68m (13' 0" x 8' 10") Dual aspect windows to the front and side aspect, matching base units, stainless steel sink and drainer with mixer tap, fitted shelving and door to side aspect.

## FIRST FLOOR

### Landing

3.17m x 1.00m (10' 5" x 3' 3") Split level landing with window to the side aspect and a radiator.

### Bedroom 4

3.91m x 2.67m (12' 10" x 8' 9") Window to the side aspect and a radiator.

### Bedroom 3

3.51m x 2.69m (11' 6" x 8' 10") Window to the front aspect, fitted shelving and wardrobes and a radiator.

### Bathroom

1.65m x 2.55m (5' 5" x 8' 4") Obscure window to the side aspect, WC, pedestal wash hand basin, bath with electric shower over, heated towel rail and a fitted cupboard.

### Bedroom 2

4.51m x 3.72m (14' 10" x 12' 2") Dual aspect windows to the front and side, fitted wardrobes and a radiator.

### Bedroom 1

3.37m x 3.67m (11' 1" x 12' 0") Window to the side aspect, radiator, fitted cupboard and a wash hand basin.

## EXTERNALLY

### Garden

Gravelled and paved for ease of maintenance. mature trees and a wooden storage shed.

### Parking

Off road parking space at the side of the property which is accessed from Wordsworth street. Further parking could be created subject to the necessary planning permission from Greta Street.

## ADDITIONAL INFORMATION

### 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 2022 was £260.48; 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 central heating; 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

