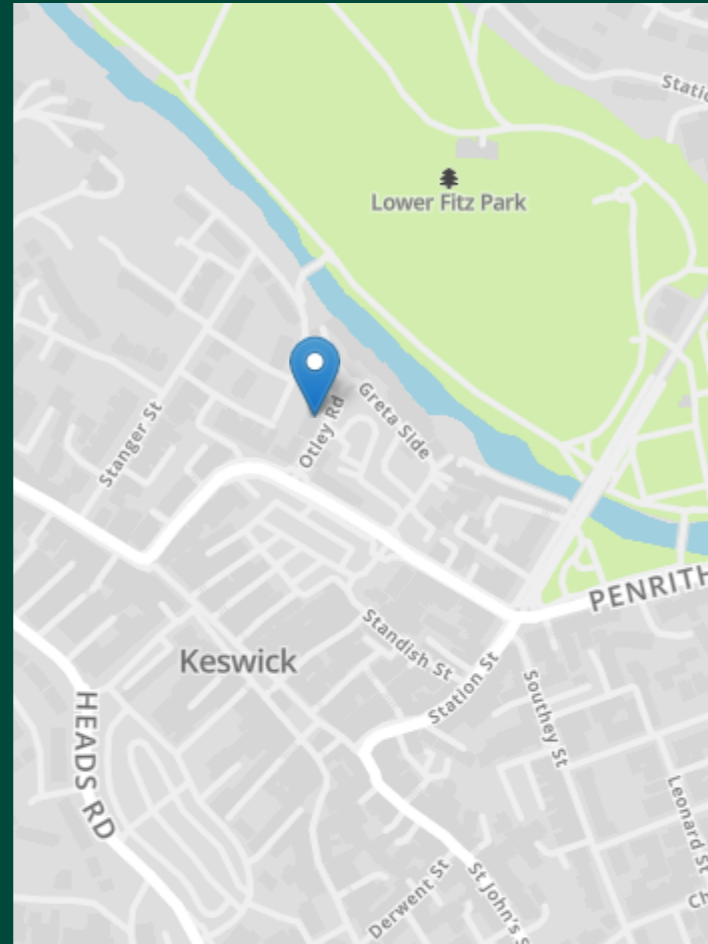


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland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



Approximate total area\*

678 ft<sup>2</sup>  
62.99 m<sup>2</sup>

(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



11 Otley Road, Keswick, Cumbria, CA12 5LE

- EPC D
- Two bedrooms
- Council Tax - Assessed for business rate
- Garden
- Freehold
- Private Parking Space

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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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

## LOCATION

Situated in the town centre of Keswick, in the heart of the Lake District National Park. Within the town there are a wide range of amenities including the renowned Theatre by the Lake, library, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

## PROPERTY DESCRIPTION

A beautifully appointed, characterful, Lakeland stone mid-terraced cottage which boasts delightful views across neighbouring rooftops and gardens to the surrounding fells of Blencathra and Skiddaw. Sympathetically modernised for comfortable living, the cottage comes with the added benefit of a rear garden and private parking space. Currently a successful holiday let with a high occupancy, the property would be equally suitable as a permanent or second home with well proportioned rooms including modern open plan living area with access to the rear, two double bedrooms and a generous bathroom. All within a short walk from the town centre.

## ACCOMMODATION

### Entrance Hallway

1.34m x 1.14m (4' 5" x 3' 9") Stairs to first floor.

### Open Plan Living Area

7.81m x 3.26m (25' 7" x 10' 8")

Sitting Room - Window to front aspect, feature fireplace with electric stove, radiator and understairs cupboard.

Kitchen/Dining Area - Window and door to rear aspect, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven with electric hob and extractor over, free standing fridge freezer, integrated dishwasher and free standing washing machine.

## FIRST FLOOR

### Landing

1.06m x 1.97m (3' 6" x 6' 6") Loft hatch.

### Bathroom

3.14m x 1.89m (10' 4" x 6' 2") Obscure window to rear aspect, bath, WC, wash hand basin, shower cubicle with mains shower and a heated towel rail .

### Bedroom 1

3.34m x 3.38m (10' 11" x 11' 1") Window to front aspect and a radiator.

### Bedroom 2

4.30m x 2.42m (14' 1" x 7' 11") Window to rear aspect and a radiator.

## EXTERNALLY

### Parking & Garden

The property sits in an elevated position with steps to the front door and a gravelled area to the side for ease of maintenance. To the rear is an enclosed lawned garden with a slate chipping seating area, a gate at the top of the garden leads to the private parking space. Vehicle access is at the end of the terrace.

## 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 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 gas, electricity, water and drainage. Gas central heating and double glazing installed. 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 Keswick office, 017687 74546.

**Directions:** On foot from the Keswick office, turn left onto to Station Street. Proceed 50 yards to the traffic lights, cross the road and the property is a short distance down the hill, on the right hand side just after the launderette and opposite Otley Road car park.

