

PKK

46 Harrot Hill, Cockermouth, Cumbria, CA13 0BL

Guide Price: £275,000





LOCATION

Situated within the ever popular Moor area of Cockermouth, only a short ten minute walk to the town centre with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

PROPERTY DESCRIPTION

46 Harrot Hill is a comfortable and spacious four bedroomed family home, having been significantly extended from its original end terrace to now provide a fantastic home for a growing family.

With accommodation comprising large front to back lounge, dining room, breakfast kitchen and utility room with WC to the ground floor and four double bedrooms and a three piece family bathroom to the first floor.

Externally there is a lawned front garden and private courtyard garden to the rear which enjoys immense privacy and sun throughout the day. There is also a detached garage and driveway parking for two adjacent to the property.

Enjoying a fantastic position at the bottom of the cul-de-sac, with a large green area next to the property offering a perfect and secure place for children to play. Family homes in this area are in high demand so an early inspection is a must to avoid missing out.

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC door. With laminate flooring and open access into the hallway.

Hallway

Stairs to the first floor with built in understairs storage cupboard, and doors leading to the ground floor.

Lounge

6.96m x 3.95m (22' 10" x 13' 0") A light and airy, dual aspect reception room with picture rail, points for TV, telephone and broadband, wall mounted lighting and gas fire in a tiled surround and hearth.

Dining Room

3.34m x 4.06m (10' 11" x 13' 4") A front aspect reception room with decorative coving, points for TV and broadband, space for an eight to ten person dining table, understairs storage cupboard and glazed door leading to the kitchen.

Kitchen

2.87m x 5.01m (max) (9' 5" x 16' 5") The kitchen is fitted with a range of wall and base units in a white finish, with complementary grey granite effect work surfacing and upstands, incorporating 1.5 litre stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Point for freestanding electric cooker with extractor fan over, plumbing for under counter washer/dryer and dishwasher, space for under counter fridge freezer and informal breakfast bar dining for two. Laminate flooring, spot lighting, rear aspect window and door to the utility room.

Utility Room

1.74m x 2.49m (5' 9" x 8' 2") With wall mounted shelving and gas central heating boiler, WC, point for tumble dryer and UPVC door leading out to the garden.

FIRST FLOOR

Landing

With built in shelved airing cupboard, loft access hatch and doors giving access to the first floor rooms.

Bedroom 1

3.56m x 5.0m (11' 8" x 16' 5") A large, light and airy front aspect double bedroom with decorative coving, built in storage cupboard and point for wall mounted TV.

Bedroom 2

2.82m x 2.87m (9' 3" x 9' 5") A rear aspect double bedroom with built in wardrobes and laminate flooring.

Bedroom 3

2.89m x 3.41m (9' 6" x 11' 2") A rear aspect double bedroom with picture rail and built in wardrobes.

Bedroom 4

3.41m x 3.94m (11' 2" x 12' 11") A front aspect, light and airy large double bedroom with picture rail.

Bathroom

1.77m x 2.07m (5' 10" x 6' 9") Fitted with a three piece suite comprising bath with mains shower over, WC and hand wash basin in a built in vanity unit. Mosaic tiled walls, vertical heated chrome towel rail and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a detached garage with offroad parking for two to the front, and an enclosed lawned garden with decorative chipped borders and paved path leading to the front door. To the rear there is an enclosed courtyard garden, laid to patio with decorative chipped areas and external water tap.

Garage

Detached garage with up and over door.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is leasehold.
The EPC rating is D.

Lease Information

The property is leasehold with the Lease being granted in March 1817 for a period of 900 years.
We understand that no service/management charges are applicable.

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

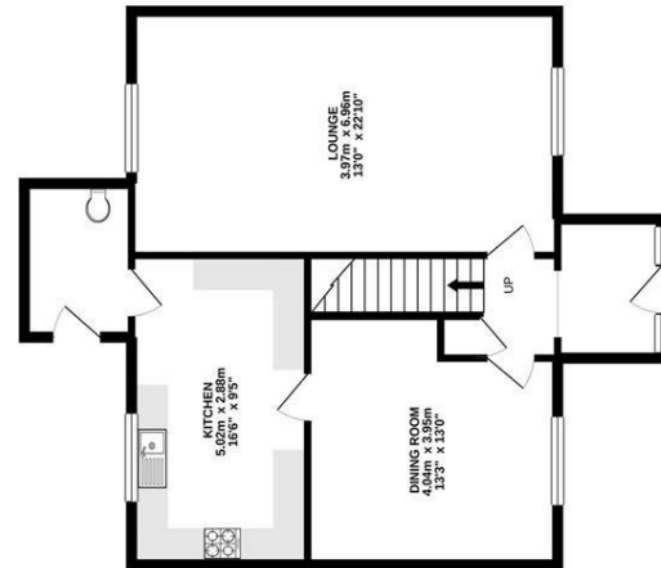
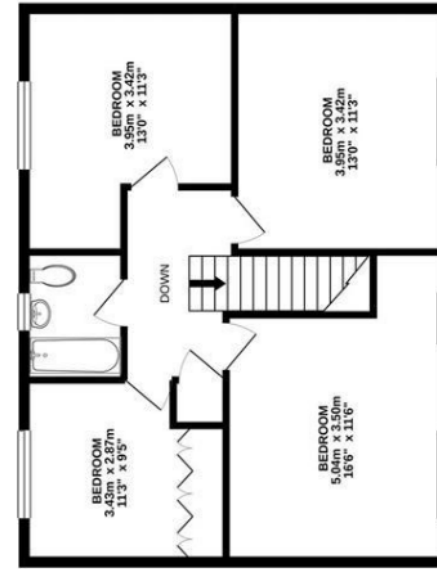
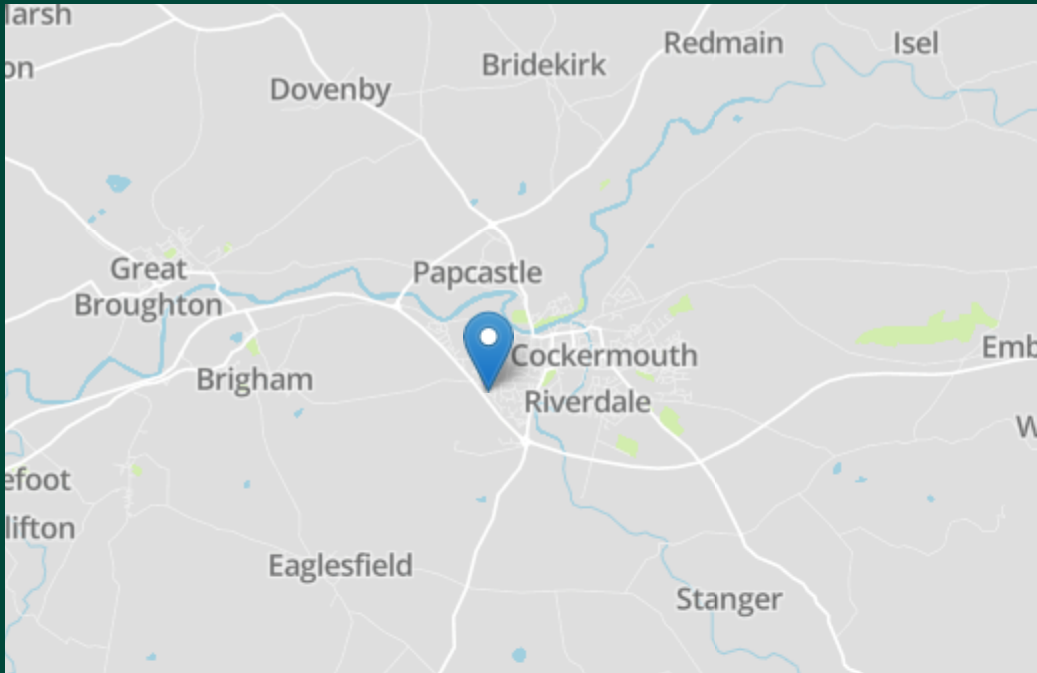
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our office on Main Street, head in a westerly direction and take the left hand turning at the mini-roundabout. Follow the road to the traffic lights and bear right, then continue around the sharp left hand bend and take the second right turning into Brigham Road. Take the third turning on the left and the property can be found in the third cul-de-sac on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(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	