

# PFK

7 Mill Hill, Appleby-in-Westmorland, Cumbria CA16 6UR

Guide Price: £245,000





PEK

## 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, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

Located within the desirable Mill Hill sits this well proportioned three bed, link detached home. With driveway parking, integral garage, attractive gardens and spacious accommodation, this property will cater well to a range of buyers.

Now looking to benefit from some finishing touches, the property briefly comprises porch, entrance hall, generous living room with wood burning stove, excellent kitchen/diner, utility and cloakroom/WC to the ground floor. To the first floor, there are three double bedrooms and a family bathroom, together with access to the part boarded loft space.

Externally there is driveway parking leading to the integral garage and established gardens to the front and rear which attract an array of wildlife.

Don't miss out on this excellent property, with plenty of scope on offer to make it your own.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed UPVC front door. With cloaks area, laminate flooring and part glazed door into the hall.

### Hallway

Stairs to the first floor with understairs cupboard and doors giving access to ground floor rooms.

### Living Room

4.5m x 5.0m (14' 9" x 16' 5") A generous, front aspect reception room with large window overlooking the garden. Decorative coving, radiator and wood burning stove set in a modern inglenook fireplace with stone hearth and wood lintel.

### Kitchen/Diner

2.9m x 6.7m (9' 6" x 22' 0") Fitted with an excellent range of wall, base and full height units with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include eye level double oven, hob with glass splashback and extractor over, dishwasher, fridge and microwave. Front aspect window with patio doors from the dining area leading out to the rear garden, door to utility room, recessed ceiling spotlights, radiator and tiled flooring.

### Utility Room

2.7m x 2.1m (8' 10" x 6' 11") An excellent space, fitted with wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space and plumbing for washing machine and space for tumble dryer, tiled flooring with underfloor heating, doors to cloakroom/WC and integral garage with part glazed UPVC door out to the garden.

### Cloakroom/WC

Fitted with WC and wash hand basin, part tiled walls, extractor fan, radiator and tiled flooring.

## FIRST FLOOR LANDING

With doors to first floor rooms and shelved airing cupboard with radiator. Hatch and fitted ladder giving access to a part boarded loft space with lighting.

### Bedroom 1

4.6m x 3.5m (15' 1" x 11' 6") (max measurements) Front aspect double bedroom with radiator.

### Bedroom 2

4.0m x 3.3m (13' 1" x 10' 10") A rear aspect double bedroom with radiator and enjoying an attractive outlook.

### Bedroom 3

3.6m x 2.1m (11' 10" x 6' 11") Front aspect double bedroom with radiator and overstairs shelved cupboard.

## Bathroom

Fitted with three piece suite comprising bath with shower over and fitted shower screen, WC and wash hand basin, part tiled walls and obscured rear aspect window.

### EXTERNALLY

## Gardens and Parking

To the front of the property, there is offroad driveway parking leading to the garage and a lawned front garden with shrubbery. Side access leads to the well proportioned, enclosed rear garden, laid mainly to lawn with garden shed and hardstanding area providing space for dining furniture. The gardens attracts a range of wildlife including red squirrels and hedgehogs.

## Garage

2.8m x 5.4m (9' 2" x 17' 9") Integral single garage with up and over door, power and lighting, water tap and access to a loft space which houses the central heating boiler.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## 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

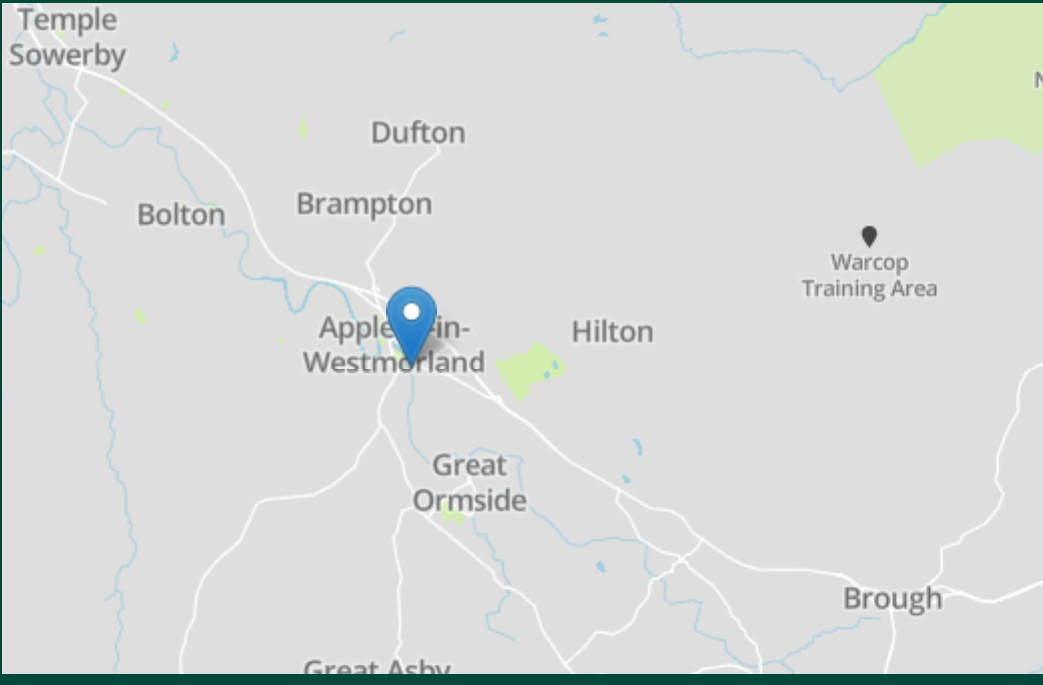
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turning left. Follow the road under the railway bridge and continue along the Sands past the Co-op, towards the Royal Oak. Take the right turn just after the Royal Oak and follow the road towards Jubilee Bridge. On reaching a fork in the road, take the left and follow the road onto Mill Hill. The property is located a short distance along on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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Approximate total area<sup>(1)</sup>

1,966.86 ft<sup>2</sup>

126,99 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.

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**Floor 0**

**Floor 1**