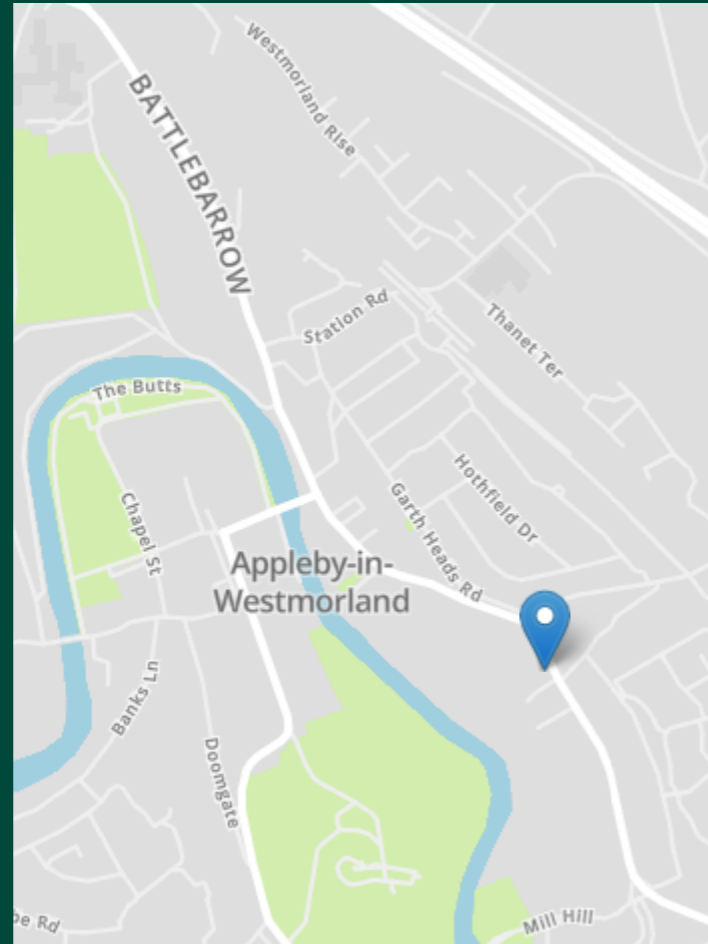


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Milngarth, Bongate, Appleby-in-Westmorland, Cumbria, CA16 6UE

- 3 bed semi det house
- Council Tax: Band C
- Low maintenance garden
- Tenure: freehold
- Spacious accommodation
- EPC rating D

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

PROPERTY DESCRIPTION

A generously proportioned three bedroomed semi-detached property, situated within the desirable and conveniently located Bongate area of Appleby.

With accommodation briefly comprising dual aspect living room and kitchen with dining/reception area to the ground floor and a bright, spacious principal bedroom, two further double bedrooms and a family bathroom to the first floor. The property benefits from ample storage options including fitted wardrobes and we also understand that there is potential for the current fire in the living room (electric) to be converted to an open fire if desired.

Externally the shared drive provides access to the property and there is a patio area with garden shed lying immediately to the rear and an elevated patio garden, accessed via shared steps.

The property offers prospective buyers a great deal of scope and potential to make it their own.

Please note - we understand that Milngarth has a right of way over the driveway to the property and there is no right to park vehicles outside of the property itself.

The property has spray foam insulation in the loft space, should you require a mortgage, please check with your lender that they will be happy to proceed.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. Stairs to first floor with understairs cupboard housing the consumer unit, part panelled walls, radiator and doors to ground floor rooms.

Kitchen/Diner

5.1m x 5.1m (16' 9" x 16' 9") (max measurements) The kitchen area is fitted with a range of wall and base units in a soft cream finish, with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Built in electric oven and counter top mounted electric hob with extractor over, space and plumbing for washing machine and slimline dishwasher, space for full height fridge freezer, dual aspect windows and part glazed UPVC door to the rear.

The dining area has a gas fire with tiled hearth and backplate in a wood surround, shelved recess and a useful storage cupboard.

Living Room

4.8m x 3.4m (15' 9" x 11' 2") (max measurements) A bright, dual aspect reception room with electric fire in a modern surround, TV point and radiator.

FIRST FLOOR LANDING

Principal Bedroom

4.8m x 3.6m (15' 9" x 11' 10") (max measurements) Front aspect, generous double bedroom with radiator and a range of fitted bedroom furniture providing ample storage space.

Bedroom 2

2.5m x 3.8m (8' 2" x 12' 6") (to wardrobe fronts) Side aspect double bedroom with radiator and fitted wardrobes.

Bedroom 3

2.6m x 3.1m (8' 6" x 10' 2") Side aspect double bedroom with radiator and housing the newly installed wall mounted central heating boiler.

Bathroom

1.9m x 1.7m (6' 3" x 5' 7") Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin, wood panelled ceiling, tiled walls, radiator and obscured rear aspect window.

EXTERNALLY

Garden

We understand that Milngarth has a right of way over the driveway to the property and there is no right to park vehicles outside of the property itself. Directly to the rear of the property, there is a hardstanding area with a good sized garden shed, external water tap and ample space for garden furniture. Shared steps then lead to a flagged patio area with raised flower bed border.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: 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.

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, and as you ascend up the hill, the property is located on the right hand side, just after Bongate House.

