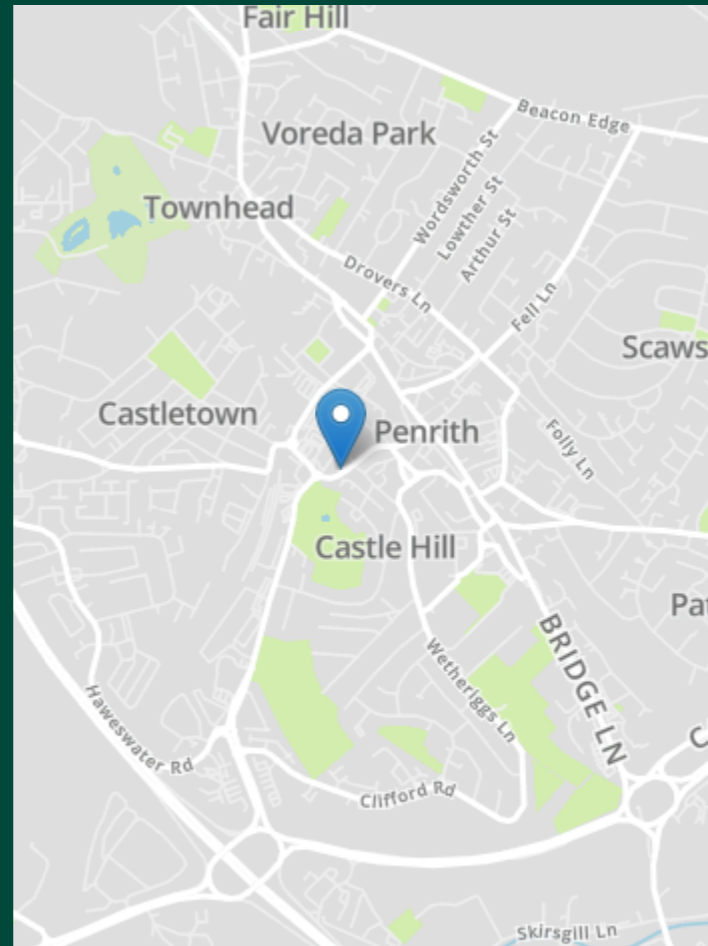


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*
444.4 ft²
41.29 m²

Reduced headroom
4.63 ft²
0.43 m²

(1) 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



2 Auction Mart Court, Castlegate, Penrith, Cumbria, CA11 7JD

- Mid Terrace House
- Open Plan Living/Kitchen
- One Bedroom
- Modern Bathroom
- Central Heating & Double Glazing
- Allocated Parking
- Tenure - Freehold
- Council Tax - Band A
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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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01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

Located close to the town centre of Penrith with it's excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities. The M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

PROPERTY DESCRIPTION

One bedroom, mid terrace house with allocated parking, conveniently situated close to the town centre for access to all local amenities. The property is ideal for a first time buyer or offering potential for investment.

Accommodation briefly comprises open plan living room and kitchen with stairs to first floor, one double bedroom and modern bathroom.

There is an allocated parking space to the front of the property with an area to sit out and relax.

ACCOMMODATION

Open Plan Living/Kitchen

6.62m x 4.08m (21' 9" x 13' 5") Accessed via wooden front entrance door into the living area.

Living Area - with ceiling beam, window to front aspect, two radiators, tile and cast iron fireplace housing gas fire set on hearth, TV point, space for desk and stairs to first floor accommodation.

Kitchen Area - bright space with window to side aspect and Velux roof light. Fitted with wall and base units with complementary work tops, tiled splash backs and stainless steel sink with mixer tap and drainer. Hygena four-ring gas hob with electric oven below and extractor over, and space/plumbing for washing machine. Wall lighting, and open plan under stairs storage area which has space for a freestanding fridge freezer.

FIRST FLOOR

Landing

With access to loft space (via hatch).

Double Bedroom

4.08m x 2.53m (13' 5" x 8' 4") Front aspect, double bedroom with beamed ceiling and radiator.

Shower Room

3.02m x 1.44m (9' 11" x 4' 9") Modern shower room comprising tiled, double shower cubicle fitted with mains plumbed shower, and built in vanity units incorporating WC and wash hand basin with mirror above. Spotlighting, extractor unit, radiator and tiled floor.

EXTERNALLY

Parking & Outdoor Seating Space

An allocated parking space is situated to the front of the property and there is also a small area to sit out.

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 electricity, gas, water & drainage; gas central heating; 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From PFK office head down Devonshire Street and turn right beside the HSBC Bank. Follow the road straight up the hill on to Castlegate then turn right almost at the top of the hill into Auction Mart Lane. Turn right again and Auction Mart Court is on the right hand side.

