

Cumbrian Properties

17 Yetlands, Dalston



Price Region £285,000

EPC-D

Extended semi-detached | Popular village location

1 reception room | 5 bedrooms | 2 bathrooms

Driveway and garage | Private gardens

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 17 YETLANDS, DALSTON

A well-presented, extended, five bedroom, two bathroom, semi-detached property with driveway, garage and private gardens situated in the popular village of Dalston. The double glazed and gas central heated property, which has been lovingly cared for throughout, comprises entrance hall, dining lounge with patio doors to the rear garden, kitchen with pantry, separate utility room and cloakroom. To the first floor there are five bedrooms, master with fitted wardrobes, three piece bathroom and a separate shower room. Externally the property has front and rear lawned gardens with well established borders housing trees and plants, a rear garden shed and greenhouse with outside water supply. To the front of the property there is a block paved driveway providing parking for two vehicles leading up to a single garage with its own electric and water supply. Dalston is a desirable village to the west of the city with its own church, primary & secondary schools, pubs, shops, railway station and on bus routes to the city centre. Good access to the western bypass and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, built in cupboard, understairs storage cupboard and doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (23'6 max x 13'4 max) Coal effect gas fire set on a tiled hearth, double glazed window to the front, glazed window looking into the entrance hall, coving to ceiling, two radiators, door to kitchen and double glazed patio doors leading out to the rear garden.



DINING LOUNGE

3/ 17 YETLANDS, DALSTON

KITCHEN (11'6 max x 8'9 max) Fitted kitchen incorporating a free standing gas oven, grill and four burner hob, sink unit with mixer tap and tiled splashbacks. Double glazed window overlooking the garden, tile effect flooring, breakfast bar, radiator, built in pantry and door to the utility room.



KITCHEN

UTILITY (12' max x 8'6 max) Plumbing for washing machine and dishwasher, wall and base units, tiled flooring, two double glazed windows, radiator and doors to garage, rear garden and cloakroom.

CLOAKROOM Tiled flooring, WC and wash hand basin.



CLOAKROOM AND UTILITY

FIRST FLOOR

LANDING Doors to bedrooms, bathrooms and airing cupboard housing the hot water tank. Access via a drop down ladder to boarded loft space.



LANDING

4/ 17 YETLANDS, DALSTON

BEDROOM 1 (12'3 x 9'6 max) A range of fitted wardrobes, radiator and double glazed window to the rear.



BEDROOM 1

BEDROOM 2 (11'8 x 11'5) Radiator and double glazed window to the front.



BEDROOM 2

BATHROOM (8' x 5'6) Three piece suite comprising of panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, ceiling spotlights, wood effect flooring, heated towel rail and double glazed frosted window.



BATHROOM

5/ 17 YETLANDS, DALSTON

BEDROOM 3 (8'5 x 8') Radiator and double glazed window to the rear.

BEDROOM 4 (8'7 x 8') Radiator, built in storage cupboard and double glazed window to the front.



BEDROOM 3



BEDROOM 4

BEDROOM 5 (11'2 x 8'6) Radiator and double glazed window to the front.

SHOWER ROOM (5'9 x 5'3) Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Part tiled walls, panelled ceiling with spotlights, wood effect flooring, radiator and double glazed frosted window.



BEDROOM 5



SHOWER ROOM

OUTSIDE To the front of the property is a lawned garden with floral borders and a block paved driveway providing parking for two vehicles leading up to the single garage. Low maintenance lawned garden to the rear of the property with floral borders housing mature trees and plants. Garden shed, greenhouse, flag stone patio area and outside water tap. A gate provides pedestrian access to the front.

GARAGE Power supply and Worcester gas boiler.

6/ 17 YETLANDS, DALSTON

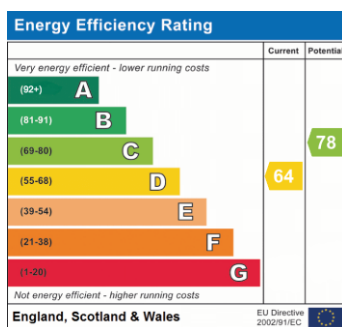


GARDENS

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band D

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

