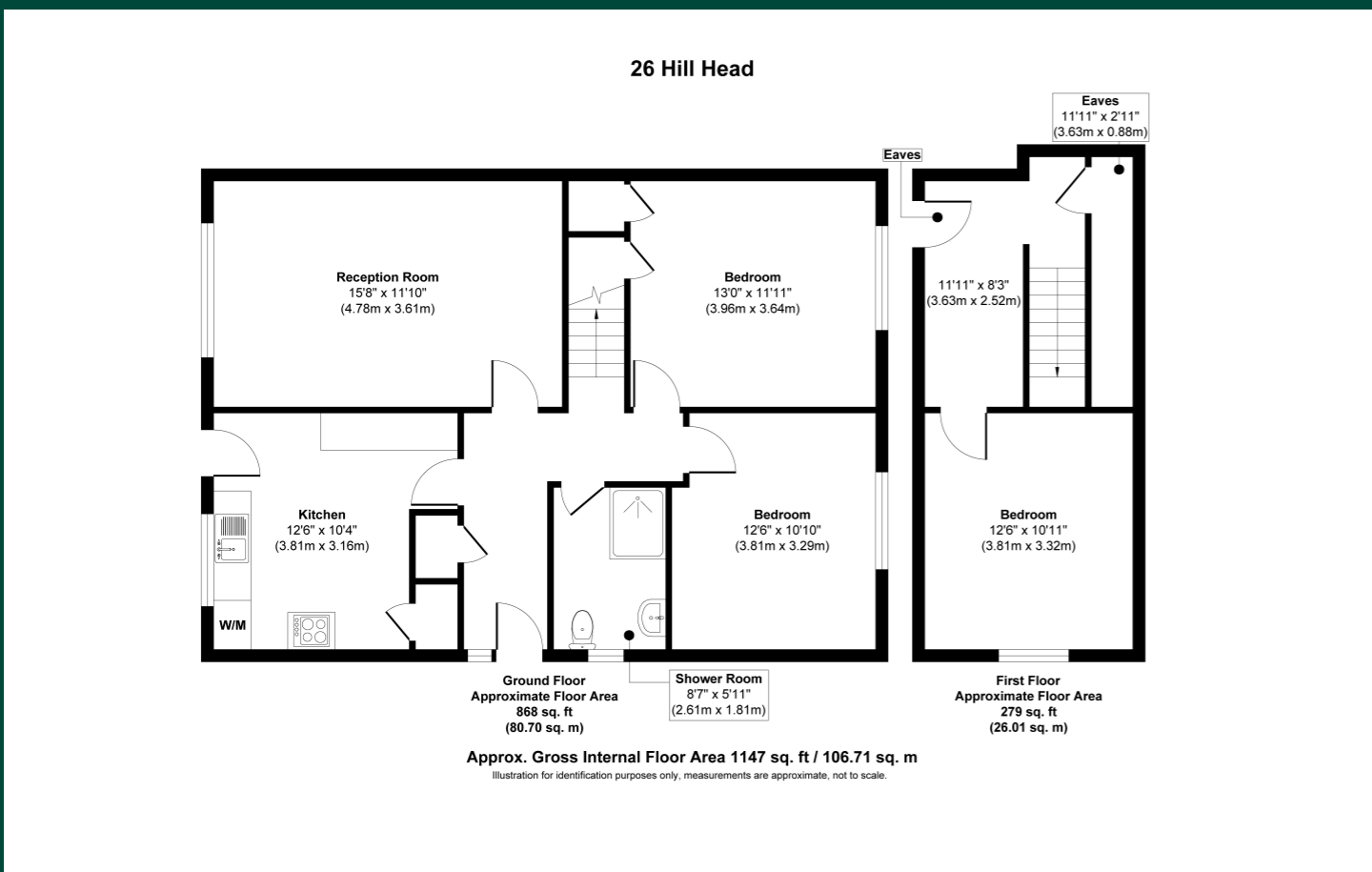
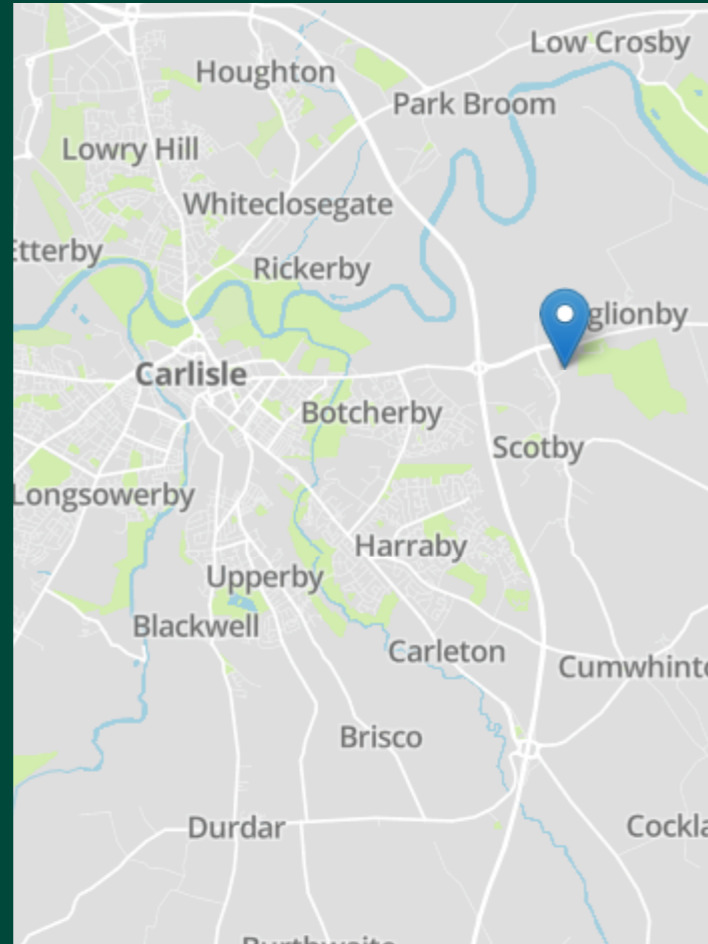


| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | <b>83</b> |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>65</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



## 26 Hill Head, Scotby, Carlisle, CA4 8BH

- Spacious semi-detached home
- Drive, car port & garage
- Tenure - Freehold
- Requiring modernisation
- Front & rear gardens
- EPC rating D
- Three double bedrooms
- Council Tax - Band C

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

Scotby is a sought after village in the Parish of Wetheral on the East side of the city of Carlisle, benefitting from excellent transport links. Village amenities include primary school, public house, village shop and post office plus a swimming pool for private hire. It is also near to the Carlisle Golf Club.

## PROPERTY DESCRIPTION

Welcome to 26 Hill Head, a deceptively spacious semi detached bungalow, with an upstairs! Located at the end of a quiet cul-de-sac this project property presents a fabulous opportunity at an inviting price to create your new home in this sought after village.

Sitting in a decent sized plot with front and rear gardens, ample driveway parking, a car port and garage, plus outbuilding and shed, there is plenty of scope to extend the existing accommodation, subject to the necessary consents. Internally the decor and fittings are dated, but the room sizes are all generous, there are three proper double bedrooms, two to the ground floor and one to the first floor. This flexible layout really does invite you to bring this place bang up to date, with your vision on how to make the best of what is on offer.

## ACCOMMODATION

### Entrance

Entrance via hardwood front door with side panel leading into the hallway. With radiator, storage cupboard, wall mounted thermostat controls for the central heating system, stairs leading up to the first floor and doors off to:

### Kitchen

3.77m x 3.10m (12' 4" x 10' 2")

Double glazed window to the rear, hardwood door to the rear garden, wall mounted Worcester boiler. Fitted with a range of wall and base units, laminated worktop, stainless steel sink and drainer unit, space and plumbing for washing machine, space for free-standing electric cooker, radiator, door to large built-in pantry with power and space for free standing fridge freezer.

### Lounge

4.73m x 3.62m (15' 6" x 11' 11")

Double glazed window to the rear, gas fire with tiled surround, radiator.

### Bathroom

2.12m x 1.80m (6' 11" x 5' 11")

Double glazed window to the side aspect, W.C., wash-hand basin inset into vanity unit, walk-in shower cubicle with electric shower, radiator, inset spotlights, extractor fan.

### Bedroom 1

3.79m x 3.14m (12' 5" x 10' 4")

Double glazed window to the front aspect, radiator.

### Bedroom 2

3.92m x 3.63m (12' 10" x 11' 11")

Double glazed window to the front aspect, radiator, doors leading into large built-in storage cupboard and large water tank cupboard.

## FIRST FLOOR

### Landing

With two large storage cupboards, skylight up to the attic, door to bedroom 3.

### Bedroom 3

3.79m x 3.28m (12' 5" x 10' 9")

With double glazed window to the side elevation, radiator.

## EXTERNALLY

### Gardens and Parking

The property has a front garden, a driveway with parking for multiple vehicles, car port providing covered parking and access to the garage and gated access to the rear garden. The rear garden is mainly laid to lawn.

## ADDITIONAL INFORMATION

### Referrals and 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: SERVICES:

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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 Carlisle office, 01228 558 666.

Directions: 26 Hill Head can be located with the postcode CA4 8BH and identified by a PFK For Sale board. Alternatively by using What3Words: ///bounty.conveying.trick

