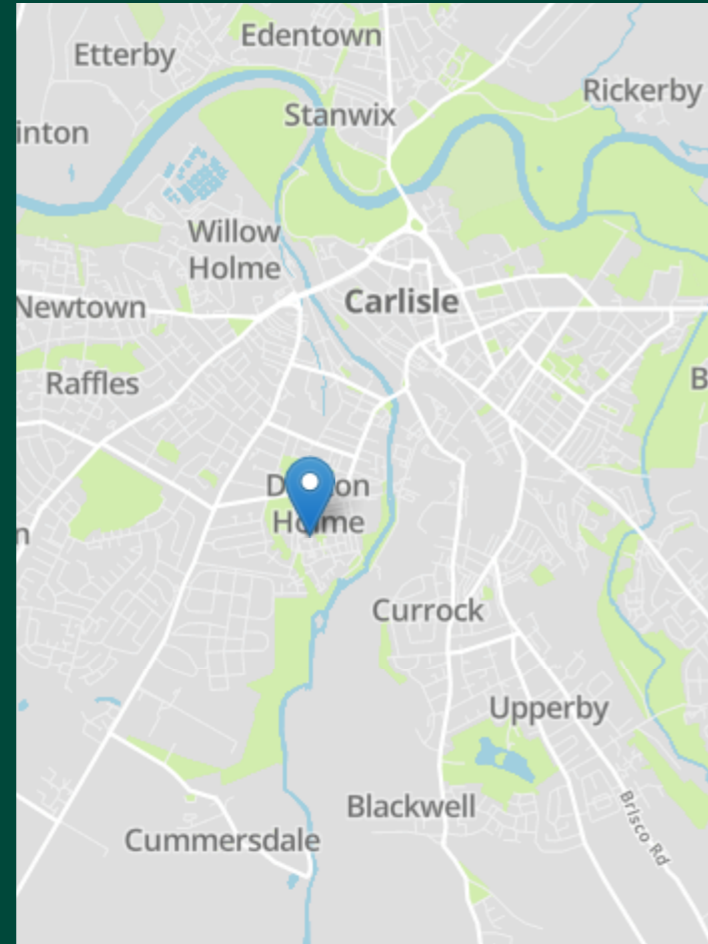


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 14 Wadsworth Road, Carlisle, CA2 5SF

- Modern 2 bed family home
- New double glazing
- Tenure - Freehold
- Parking & rear garden
- Council Tax: Band A
- Recently redecorated throughout
- EPC rating 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' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Known as the Urban Village, Denton Holme is a popular, vibrant and central location which grew in the 19th century industrial era with the local textile mills, creating the abundance of fabulous red brick Victorian period properties, that over time have been joined by an expansion with complementary modern homes and the conversion of the old mills. Located to the west of Carlisle city centre and well served with amenities and public transport, an easy walk into the city and with easy access to the western bypass and other major road links.

## PROPERTY DESCRIPTION

Recently re-decorated throughout, this modern mid link two double bedroom property is available now. With all new double glazing and front door, 14 Wadsworth Road is just waiting to welcome you home.

You will find a single car parking space directly in front of number 14 and once inside, to the ground floor there is a hallway, kitchen and large lounge/diner with patio doors leading out to the rear garden. To the first floor, there is two good sized double bedrooms, one with fitted wardrobes and a modern three piece bathroom. Externally there is offroad parking for two to the front with a lawned garden to the rear with patio, garden shed and pedestrian access gate leading out to the open, communal green space behind.

## ACCOMMODATION

### Entrance Hall

Accessed via newly fitted, part glazed front door. Stairs to first floor with understairs storage cupboard, coat pegs, radiator and open plan access into the kitchen.

### Kitchen

2.63m x 1.98m (8' 8" x 6' 6") Fitted with with a range of white wall and base units with complementary, newly fitted work surfacing, incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Freestanding electric cooker with double electric oven, space and plumbing for washing machine and space for under counter fridge/or freezer. Wall mounted Worcester central heating boiler, extractor fan, newly laid flooring and front aspect window.

### Lounge

4.44m x 3.96m (14' 7" x 13' 0") A generous, rear aspect reception room with sliding patio doors giving access to the patio and garden. With radiator and wall mounted thermostat to control the central heating.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to bedrooms and bathroom.

### Bedroom 1

3.96m x 2.36m (13' 0" x 7' 9") Rear aspect double bedroom with radiator.

### Bedroom 2

3.34m x 2.65m (10' 11" x 8' 8") Large, built in double wardrobe with overhead storage, large overstairs storage cupboard, radiator and two front aspect windows.

### Bathroom

1.95m x 1.94m (6' 5" x 6' 4") Fitted with white three piece suite comprising bath with shower over and glass screen, WC and pedestal wash hand basin, extractor fan.

## EXTERNALLY

### Gardens & Parking

To the front of the property there are two offroad parking spaces and to the rear there is an enclosed lawned garden with patio area, garden shed and pedestrian access gate to the rear.

## ADDITIONAL INFORMATION

### Personal Interest Declaration

Estate Agency Act 1979. Please be advised the seller is an employee of PFK Estate Agents.

### Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: C.

Rental: £595 PCM plus all other outgoings.

Deposit: Equal to 1 months rent.

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

### Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

### Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

## LETTING DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and newly installed double glazing 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 Carlisle office, 01228 558 666.

Directions: 14 Wadsworth Road can be found using the postcode CA2 5SF, and identified by a PFK To Let board, or by using What3Words ///fine.porch.admiral

