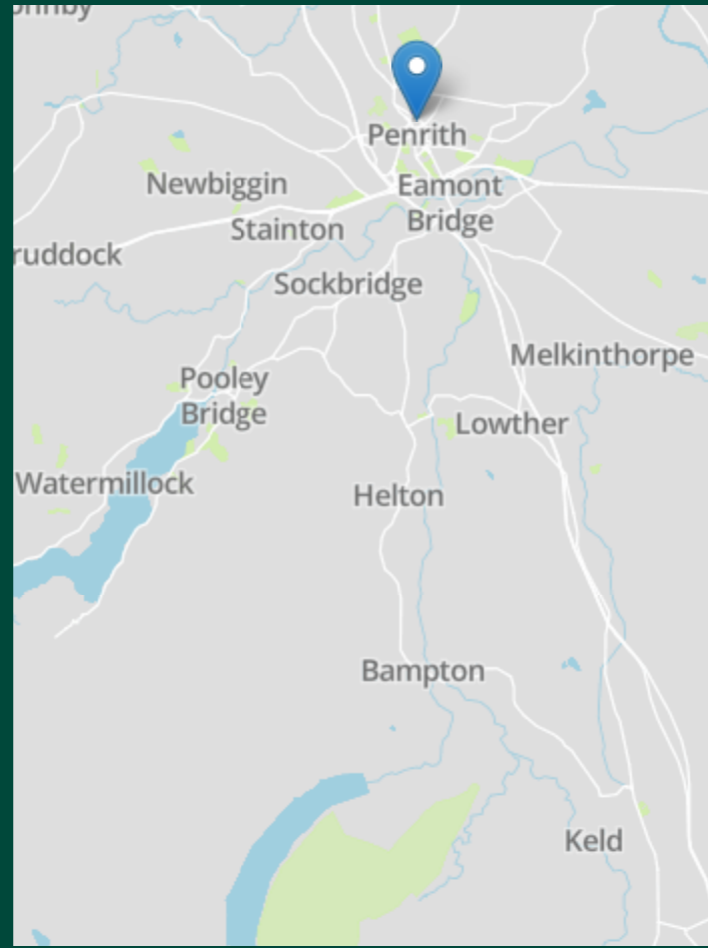


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

Approximate total area*
1082.74 ft²
100.59 m²

Reduced headroom
98.17 ft²
9.12 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



5 William Street, Penrith, Cumbria, CA11 7UP

- 2 bed mid terrace
- Rear utility/enclosed yard
- Council Tax: Band B
- Set out over 3 floors
- Convenient location
- EPC rating E
- Immaculately presented
- Tenure: freehold

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

William Street is conveniently located within the central Penrith area, within easy walking distance of the town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

A very well presented two bed mid-terraced townhouse, set over three floors and in excellent order; this is a superb and charming home that is not to be missed, conveniently located within the heart of Penrith town! Believed to date back to the late 1800's, this excellent home enjoys well laid out accommodation and is presented to the market in immaculate order.

Internally, the property briefly comprises entrance vestibule, hallway, living room, dining room, contemporary kitchen and useful utility which forms part of the undercover, enclosed yard area. The first floor consists of a very generous bathroom and sizeable front aspect bedroom, with stairs leading up to the attic room, which we understand forms part of the original set up of the property and is currently utilised as a bright and spacious bedroom.

On street permit parking is available on William Street and to the rear of the property a door leads from the utility area to the Hunter Lane car park (not for residents).

ACCOMMODATION

Entrance Vestibule

Accessed via UPVC front door. With engineered oak flooring and part glazed door into the hallway.

Hallway

With stairs to the first floor, radiator, engineered oak flooring and doors to both reception rooms.

Living Room

3.73m x 3.04m (12' 3" x 10' 0") A front aspect reception room with gas fire set in a wood surround with marble hearth and backplate (we believe the marble originates locally from Maulds Meaburn). Shelved recesses to either side of the fireplace with storage cupboards below, radiator and recently fitted carpet.

Dining Room

3.66m x 3.3m (12' 0" x 10' 10") A versatile reception room with built in cupboards and excellent understairs storage cupboard, radiator, engineered oak flooring, rear aspect window into the undercover utility area and open access into the kitchen.

Kitchen

3.17m x 2.88m (10' 5" x 9' 5") Fitted with an excellent range of contemporary wall and base units with complementary work surfacing and upstands, incorporating composite black sink and drainer unit with mixer tap. Integrated appliances including oven with hob, glass splashback and extractor fan over, slimline dishwasher and full height fridge freezer, engineered oak flooring, two side aspect windows with additional remote controlled Velux window and part glazed UPVC door into the undercover utility area.

Utility Area

1.78m x 3.34m (5' 10" x 10' 11") Formerly an open courtyard to the rear, this useful utility area is now enclosed, and benefits from with power, lighting, water, and a UPVC door leading out to the rear of the property.

FIRST FLOOR

Landing

With stairs to the second floor, rear aspect window at half landing level, radiator and doors to the first floor rooms.

Bathroom

3.34m x 2.99m (10' 11" x 9' 10") Formerly a bedroom, but now a spacious bathroom fitted with a four piece suite comprising WC, wash hand basin, panelled bath and tiled shower cubicle with electric shower. Airing cupboard, part tiled walls, radiator, engineered oak flooring and obscured rear aspect window.

Bedroom 1

3.06m x 4.87m (10' 0" x 16' 0") A spacious front aspect double bedroom with radiator and excellent understairs storage cupboard.

SECOND FLOOR

Bedroom 2 - Attic Bedroom

5.75m x 4.77m (18' 10" x 15' 8") We understand that this room forms part of the original layout of the property and is currently utilised as a bedroom. A spacious attic room with ceiling beams, Velux window, radiator and eaves storage. Please note the freestanding wardrobe in this room is included within the sale.

EXTERNALLY

Parking

On Street parking is available to the front of the property (with permit), along William Street.

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; Emma Harrison Financial Services – 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 gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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 Penrith office, head south along King Street (A6), taking a left turn by John Norris Outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. Take the first left onto William Street and the property is a short distance along on the right.

