

Cumbrian Properties

5 Helmsley Close, Penrith



Price Region £82,500

EPC-

Semi-detached house | 50% Shared Equity
1 reception | 2 bedrooms | 1 bathroom
South facing garden | Ideal first time buy

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A modern semi-detached property offered for sale on a 50% shared equity scheme with Castles and Coasts Housing Association. A monthly figure of £176.89 is payable to cover the remaining 50%. Located in the High Carleton area of Penrith within easy reach of the town centre, this beautifully presented home has been lovingly maintained and updated by the present owners making this an attractive purchase to those looking for an affordable way to get on the property ladder. Internally the spacious accommodation briefly comprises entrance hallway, lounge opening onto the dining room, recently refurbished kitchen, two double bedrooms and bathroom. Externally the property boasts a south facing garden, a shared forecourt for parking and a lawned side garden that offers scope for extension or simply to provide private off road parking if required (subject to relevant planning consents).

The accommodation with approximate measurements briefly comprises:

Front door into entrance hallway

ENTRANCE HALLWAY Radiator, staircase to the first floor and door to the lounge.

LOUNGE (11'8 x 12'9) Two wood framed double glazed windows to the front, radiator, understairs storage cupboard and gas fire with stone effect Carson surround. Opening to dining room.



LOUNGE

DINING ROOM (10' x 8'4) Wood framed double glazed window to the side, wood framed double glazed doors to the garden, radiator and wood effect laminate flooring. Door to kitchen.



DINING ROOM

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KITCHEN (9'6 x 7'3) With a range of wall and base units with complementary worksurfaces and a single bowl sink unit with drainer and mixer tap. Free standing cooker, plumbing and space for dishwasher and washing machine, space for free standing fridge/freezer. Tiled floor, wall mounted boiler and wood framed double glazed window to the rear.



KITCHEN

FIRST FLOOR LANDING Loft access and doors to bedrooms and bathroom.

BATHROOM A white three piece suite comprising shower over panelled bath, low level WC and wash hand basin. Heated towel rail, tiled walls, tiled floor and wood framed double glazed window to the rear.



BATHROOM

BEDROOM 1 (13' x 10'10) Wood framed double glazed window to the front, radiator and storage cupboard housing the hot water cylinder.



BEDROOM 1

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BEDROOM 2 (10'7 x 9'7) Wood framed double glazed window to the rear and radiator.



BEDROOM 2

OUTSIDE To the rear of the property is a paved patio seating area with steps leading down to a lawned garden. Further shingled area with garden shed. A gate provides side access to a lawned garden that offers potential for private off road parking (with the relevant planning consents).



FRONT GARDEN



REAR GARDEN

DIRECTIONS From the centre of Penrith, head south on the main road and fork left into Roper St which becomes Carleton Road. At the top of the hill, turn left into Oak Road. Follow this road to the mini roundabout and turn right into Ash Road. Helmsley Close is on the left hand side.

TENURE We are informed the tenure is Leasehold – terms to be confirmed
Monthly contributions of £176.89 includes Rent £133.47 and Service Charge £43.42.

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

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.