

Cumbrian Properties

7 York Gardens, Upperby, Carlisle



Price Region £59,950

EPC-C

First floor flat | Close to amenities
Ideal first time buy/Buy to let | 10% yield on return
Communal gardens & residents only parking

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2/ 7 YORK GARDENS, UPPERBY, CARLISLE

Situated on a quiet no-through road this well presented one bedroom first floor flat is neutrally decorated throughout and ready to move into. The communal stairway takes you to the first floor and the double glazed and gas central heated accommodation comprises of entrance hall with telephone entry system and three built in storage cupboards, a good size lounge with stove effect electric fire and built in storage, kitchen with appliances, double bedroom with built in storage and a modern three piece bathroom. Externally, the property has the use of well maintained communal gardens and there is ample residents only parking. Situated just off Upperby Road within easy walking distance of local amenities and just a 10 minute walk into the city centre. This property would make a great first time, downsize or buy or buy to let investment. Sold with no onward chain and with furnishings available by separate negotiation.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Doors leading to kitchen, lounge, bedroom and bathroom. Three fitted storage cupboards – one housing the Worcester combi boiler. Tiled flooring, radiator and loft access.

LOUNGE (14'6 max x 12' max) Double glazed window to the front of the property, radiator, built in storage cupboard and stove effect electric fire.



LOUNGE

KITCHEN (9' max x 6'6 max) Fitted kitchen incorporating a free standing cooker with gas hob, under counter fridge, plumbing for washing machine, stainless steel sink with mixer tap and tiled splashbacks. Double glazed window, radiator and tiled flooring.



3/ 7 YORK GARDENS, UPPERBY, CARLISLE

BEDROOM (12' x 11') Double glazed window to the rear, radiator and built in storage cupboard.



BEDROOM

BATHROOM (7'5 x 5') Three piece suite comprising shower over panelled bath, WC and wash hand basin. Part tiled walls, double glazed frosted window, tiled flooring and radiator with heated towel rail.



BATHROOM

OUTSIDE Well maintained communal gardens and residents only parking.

4/ 7 YORK GARDENS, UPPERBY, CARLISLE

TENURE We are informed the tenure is Leasehold. Length of lease – 93 years.
Ground rent £10 per annum. Service Charge is £40 pcm.

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

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.

