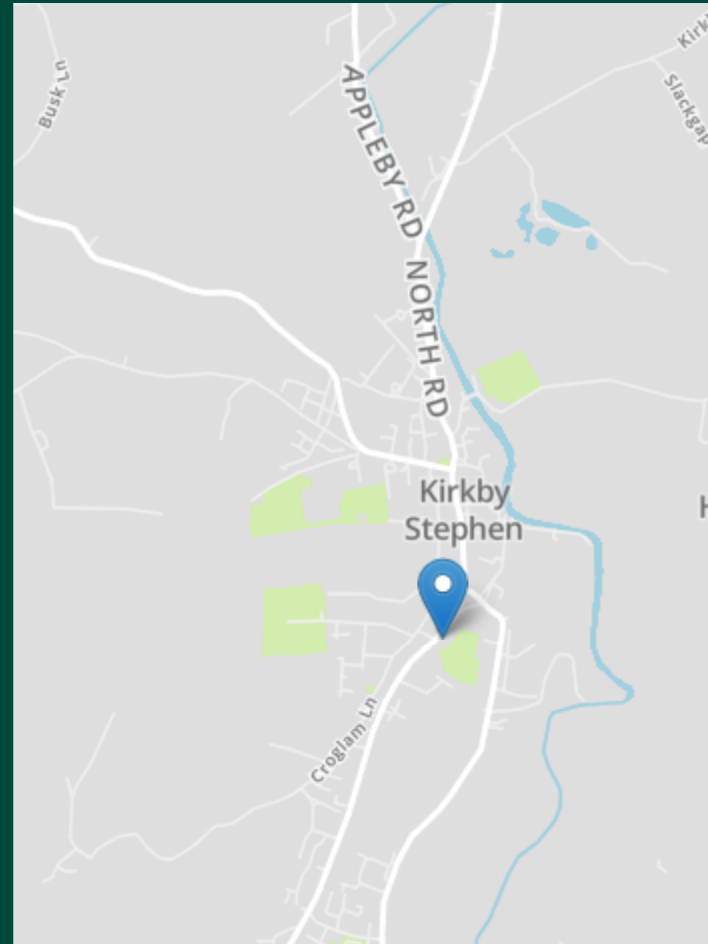


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



34 Primrose Hill, High Street, Kirkby Stephen, Cumbria, CA17 4SQ

- 2 Bed terraced house
- Tenure - Freehold
- Newly refurbished
- Council tax - Band A
- Large garden
- 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' 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

Primrose Hill is located within a short walk of Kirkby Stephen town centre which provides a good range of everyday facilities including primary and secondary schools, several supermarkets, a bank, post office, cafes and restaurants/takeaways and public houses. For those wishing to commute the town lies approximately 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes' away. The town also has a station on the scenic Settle - Carlisle railway line with connection to Leeds.

PROPERTY DESCRIPTION

34 Primrose Hill is a deceptively spacious, two bedroomed, terraced cottage which has just undergone refurbishment. Internal accommodation comprises lounge, dining kitchen, two double bedrooms and a bathroom. Externally, the property benefits from a good sized rear garden, small rear yard with two sheds and street parking. An opportunity to acquire a lovely first home or equally suitable as a second home or investment letting property.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC front entrance door.

Lounge

3.57m x 3.53m (11' 9" x 11' 7") A front aspect reception room with radiator, wall mounted electric fire, built in storage and laminate flooring.

Kitchen/Diner

4.97m x 2.63m (16' 4" x 8' 8") max. Fitted with a brand new, contemporary Shaker style kitchen comprising wall and base units, 1.5-bowl sink/drain unit with mixer tap, built in electric oven and hob with extractor fan over and integrated, slimline dishwasher. Space/plumbing for washing machine and space for freestanding fridge freezer. Under stairs storage, radiator, space for dining furniture and uPVC door giving access to the rear yard and garden.

FIRST FLOOR

Landing

Bedroom 1

3.84m x 3.05m (12' 7" x 10' 0") A front aspect, double bedroom with radiator and built in cupboard.

Bedroom 2

2.95m x 3.18m (9' 8" x 10' 5") max. A small, double bedroom with window to rear aspect and radiator.

Bathroom

Fitted with modern, white, three piece suite comprising bath with shower over and wash hand basin and WC in vanity units Airing/storage cupboard (also housing the boiler) and chrome, heated towel rail.

EXTERNALLY

Parking

We understand street parking is available at the front of the property.

Garden

To the rear of the cottage is a small yard with two sheds. Several steps lead up to a good sized, enclosed garden which is mainly laid to lawn with established shrubs and large, paved, patio seating space at the top.

ADDITIONAL INFORMATION

Right of Access

There is a pathway between the rear yard and the steps giving access to the garden. This is for use by all owners of the terrace and a formal right of access exists.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

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 Penrith office, 01768 862135.

Directions: Located on the main street of Kirkby Stephen, just a two minute walk from the town centre, the property is easy to find and is located on the left hand side, just opposite the 'Spar' shop.

