

Cumbrian Properties

23 Howard Place, Carlisle



Price Region £310,000

EPC-

Period terraced property | Sought after location
2 reception rooms | 7 bedrooms | 2 bathrooms
Original features | Rear garden, garage & outhouses

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 23 HOWARD PLACE, CARLISLE

Situated on a sought after pretty, tree lined street this impressive Victorian terraced property offers two spacious reception rooms and seven bedrooms all with the period charm you would expect from a traditional townhouse. With sash windows and multiple cast iron fireplaces, there is personality in this house that catches you as soon as you walk in. The welcoming entrance hall, with original tiled flooring and stunning staircase to the first floor, immediately grabs your attention to the original features. On the ground floor there are two spacious reception rooms each with original open fireplaces and the sizeable kitchen is a fantastic area to create the hub of the home complete with pantry and a handy utility room. The split level landing leads to four generous bedrooms and a four piece bathroom along with original built-in storage. To the second floor you will find three further bedrooms and a three piece bathroom with freestanding roll top bath. Externally the walled rear garden offers plenty of space for relaxing and enjoying the outdoors with two handy storage outhouses and garage, with power, providing off-street parking. Located just a five minute pleasant stroll into Carlisle city centre and riverside walks at Rickerby Park this impressive property is a blank canvas for purchasers to create their own forever home.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Original tiled flooring, coving to ceiling, cupboard housing the fuseboard and glazed door to the entrance hall.

ENTRANCE HALL Staircase to the first floor, original coving and cornice, tiled flooring, radiator, doors to lounge and sitting room.



ENTRANCE HALL

LOUNGE (17'8 max into the bay window x 17'4 max) Original fireplace on a tiled hearth with stone surround, single glazed sash bay window to the front with original wood panelling below, coving and ceiling rose, picture rail and two radiators.



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SITTING ROOM (15'7 max x 14'9) Original fireplace on a tiled hearth with stone surround, two radiators, double doors to the rear garden, original ceiling rose, coving and picture rail.



SITTING ROOM

KITCHEN (23' max x 11'5 max) Fitted kitchen incorporating a freestanding gas cooker, stainless steel sink with mixer tap, Potterton boiler, cupboard housing the water tank, three sash windows, original tiled flooring, built-in pantry, radiator and door to the utility.



KITCHEN

UTILITY (9'9 x 5'5) Plumbing for washing machine, space for tumble dryer, stainless steel sink and door to the rear garden.



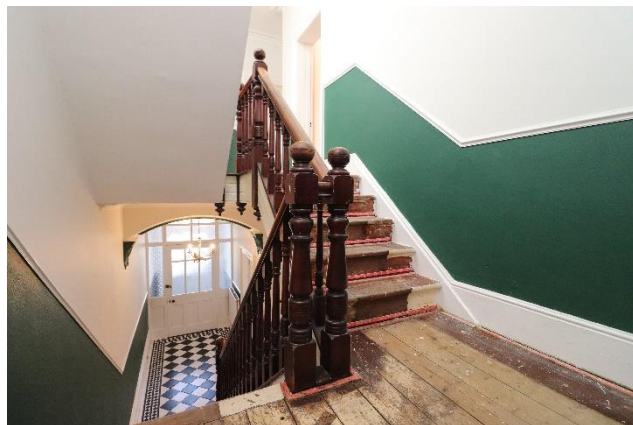
UTILITY

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FIRST FLOOR

HALF LANDING Steps up to bedroom 3 and bathroom.

LANDING Doors to bedrooms 1, 2 and 4, original built-in storage, radiator and staircase to the second floor.



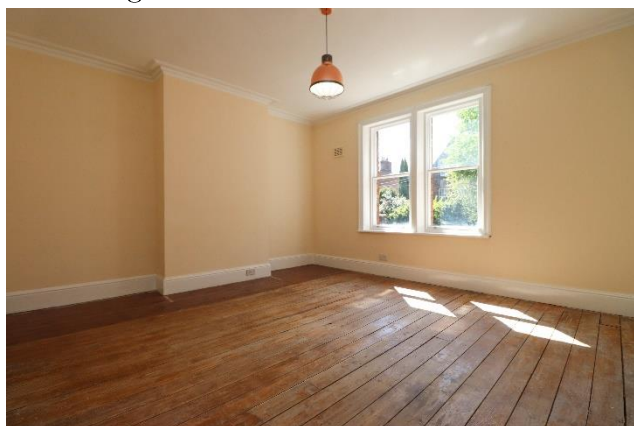
FIRST FLOOR LANDING

BEDROOM 1 (17' max into the bay window x 14'5) Sash bay window to the front, original cast iron fireplace on a tiled hearth, original wooden flooring, coving and picture rail, radiator and door to bedroom 2.



BEDROOM 1

BEDROOM 2 (15'7 max x 14'8) Sash window to the rear, radiator, original wood flooring and coving.



BEDROOM 2

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BEDROOM 3 (11'5 x 9') Original cast iron decorative fireplace, sash window to the rear, radiator, original wood flooring, coving and picture rail.



BEDROOM 3

BEDROOM 4 (10'6 x 8'7) Sash window to the front, original wood flooring, radiator, coving and picture rail.



BEDROOM 4

BATHROOM (10' x 8') Four piece suite comprising panelled bath, shower cubicle, wash hand basin and WC. Radiator, tile effect flooring, frosted glazed sash window, coving and loft access.



BATHROOM

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SECOND FLOOR

LANDING Skylight, doors to three further bedrooms and bathroom.



SECOND FLOOR LANDING

BEDROOM 5 (15'4 x 14'3) Original cast iron decorative fireplace, sash windows to the front, radiator and wood flooring.



BEDROOM 5

BEDROOM 6 (14'9 max x 10') Double glazed windows to the rear, original cast iron decorative fireplace and wood flooring.



BEDROOM 6

BATHROOM (10'4 x 5') Three piece suite comprising freestanding roll top bath, wash hand basin and WC. Towel rail and double glazed Velux window.

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BEDROOM 7 (11' x 8'9) Sash window to the front, radiator and wood flooring.



BATHROOM



BEDROOM 7

OUTSIDE To the rear of the property is a spacious garden with two outhouses, access into the garage with power supply, external water tap and gate providing pedestrian access to the rear lane.



REAR OF PROPERTY



OUTHOUSES



GARAGE

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FRONT EXTERNAL

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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.

EPC TO FOLLOW