

Cumbrian Properties

11 York Street, Penrith



Price Region £185,000

EPC-D

End terraced property | Quirky and characterful
2 receptions | 3 bedrooms | 2 bathrooms
Enclosed front garden | Off street parking space

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2/ 11 YORK STREET, PENRITH

A wonderful end terraced house that boasts three double bedrooms, two reception rooms, garden and off street parking. Located in the popular and convenient area of Castletown this impressive property offers quirky, characterful and spacious accommodation arranged over three floors. Internally the property has been lovingly updated throughout with recent work that includes a new boiler, radiators, kitchen, bathroom and en-suite shower room. Externally there is an enclosed lawned garden to the front incorporating an off street parking space and outhouse with power and water supply. This property provides ample space for a growing family and must be seen to fully appreciate the accommodation on offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hallway.

ENTRANCE HALLWAY Original tiled flooring, staircase to the first floor and doors to lounge and dining room.



ENTRANCE HALL

LOUNGE (L shaped 14' narrowing to 6'7 x 14' narrowing to 10'2) UPVC double glazed windows to the front and side elevations, coving to ceiling, radiator, exposed floorboards, built in cupboards to one alcove and tiled hearth with wooden fire surround housing an ornamental wood burning stove.



LOUNGE

3/ 11 YORK STREET, PENRITH

DINING ROOM (14' x 10') UPVC double glazed window to the front, radiator and opening through to the kitchen.



DINING ROOM

KITCHEN (14'6 x 6'10) Fitted kitchen with oak worksurfaces, a single bowl sink with drainer and mixer tap, tiled splashbacks, built in oven, hob and fitted extractor hood, space for free standing fridge/freezer and plumbing for washing machine. Cupboard housing the boiler, radiator and UPVC double glazed door to the front of the property.



KITCHEN

FIRST FLOOR LANDING Radiator, stairs to second floor and doors to two bedrooms and family bathroom.

BEDROOM 2 (14' x 10'3) UPVC double glazed window to the front, radiator and exposed floorboards.



BEDROOM 2

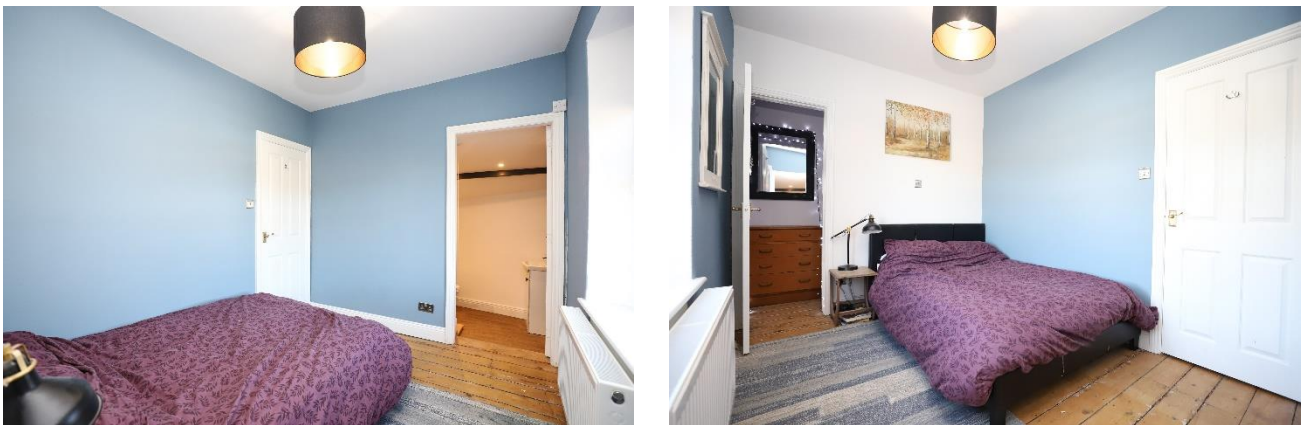
4/ 11 YORK STREET, PENRITH

FAMILY BATHROOM A white suite comprising of bath with shower over, low level WC and wash hand basin over vanity unit. Part tiled walls, heated towel rail, exposed floorboards and UPVC double glazed window to the side.



FAMILY BATHROOM

BEDROOM 1 (10'2 x 8'4) UPVC double glazed window to the front, radiator, exposed floorboards and door to over the stairs walk-in wardrobe space. Door to **EN-SUITE SHOWER ROOM** Shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail and wood effect flooring.



BEDROOM 1

SECOND FLOOR

BEDROOM 3 (L shaped 16'9 narrowing to 7'9 x 14' narrowing to 8'4) Double glazed sky light with secondary glazed unit, radiator and large storage cupboard.



BEDROOM 3

5/ 11 YORK STREET, PENRITH

OUTSIDE To the front of the property is an enclosed garden mainly laid to lawn and also incorporates an off street parking space which is gated, garden shed and a stone built outhouse with water tap and electric and could be utilised as a utility room.



TENURE We are informed the tenure is Freehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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