
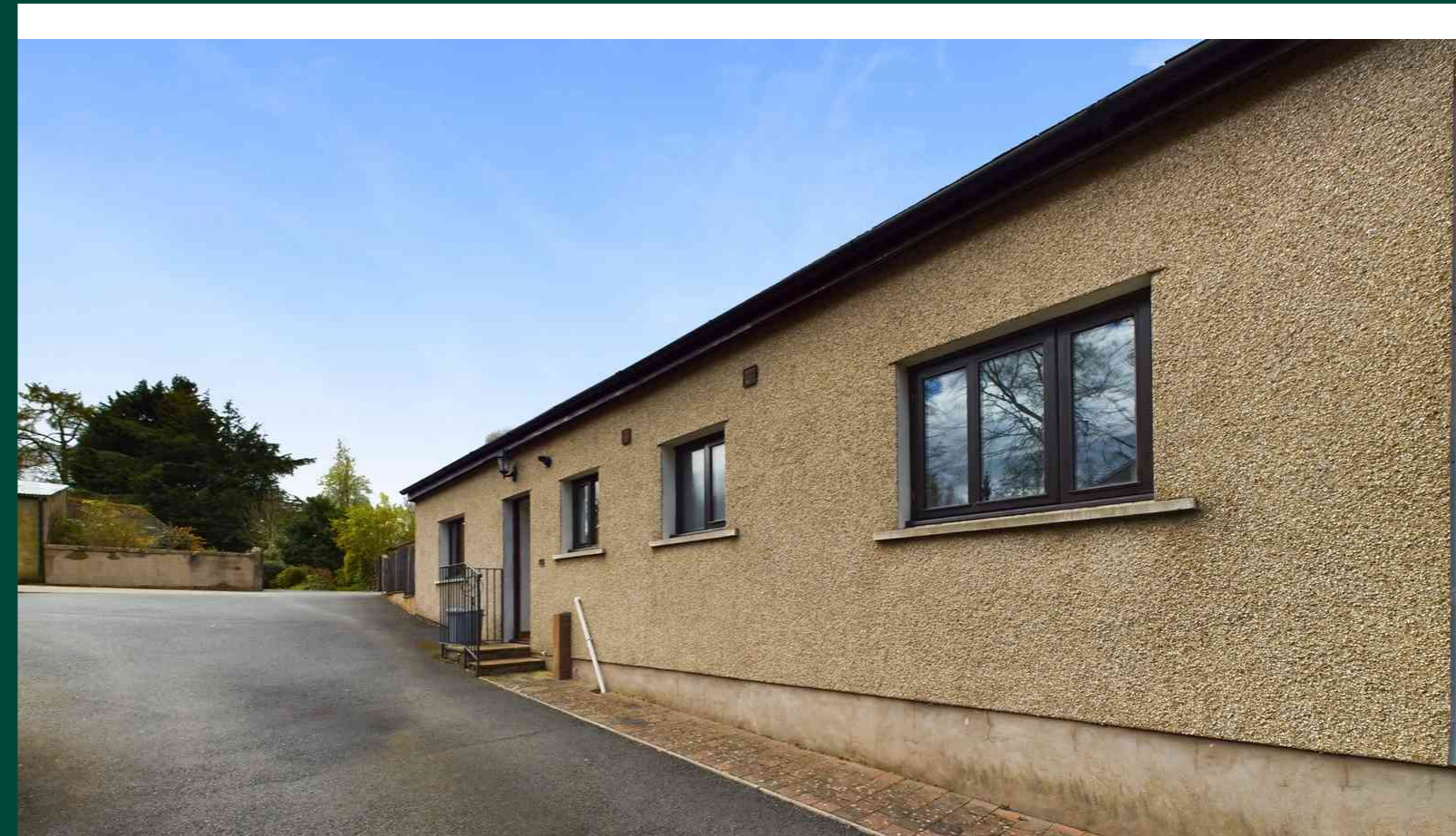
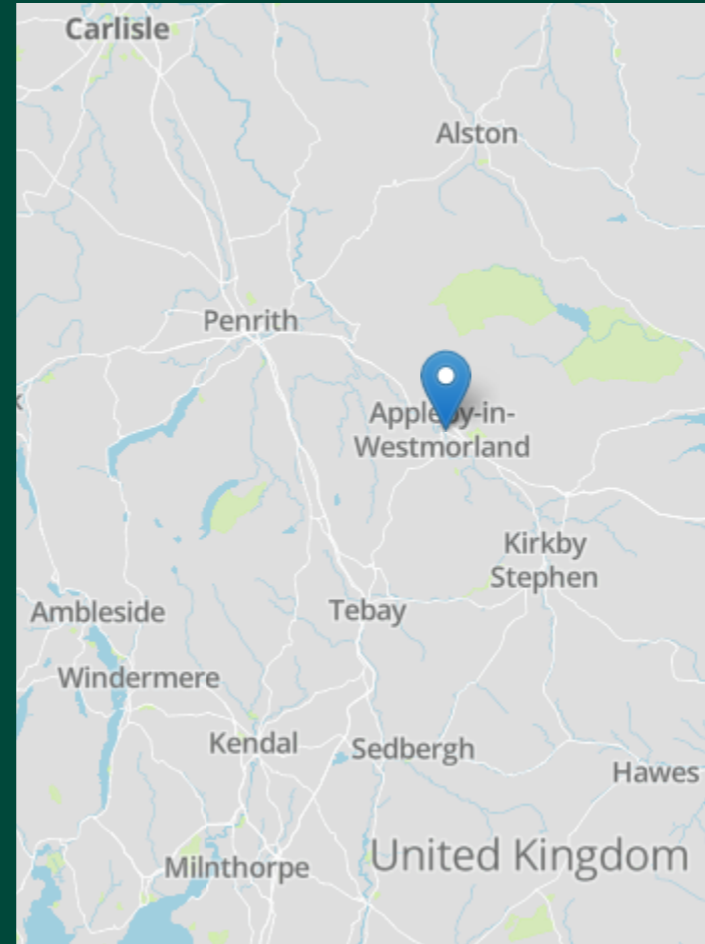


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 







Approximate total area\*

480.73 ft<sup>2</sup>  
44.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360




## 6a Bongate, Appleby-In-Westmorland, Cumbria, CA16 6UE

- One bed single story dwelling
- Immaculately maintained
- Tenure - freehold
- Attractive patio garden
- Convenient location close to amenities
- Council tax - Band A
- Parking space
- Local occupancy condition
- EPC rating - D

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 01768 862135

 penrith@pfk.co.uk

 www.pfk.co.uk



## LOCATION

Appleby is a historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

An immaculately presented, one bedroom, single story dwelling, complete with its own parking space, low maintenance patio garden and useful shed.

Conveniently positioned within the historic market town of Appleby, we understand this property was converted in the early 2000's to provide a well-proportioned home. Accommodation comprises open plan kitchen-dining-living room with doors leading to the patio garden, a double bedroom and bathroom, all of which have been well-maintained over the years. Externally there is a parking space, shed and secure garden, offering a low maintenance area to enjoy the more balmy days.

Please note - a Local Occupancy Clause applies to the property.

## ACCOMMODATION

### Open Plan Kitchen/Living/Dining Area

7.31m x 3.49m (24' 0" x 11' 5") max. Accessed via wooden entrance door. A beautiful, bright, dual aspect room with spotlighting, windows to front aspect and patio doors opening to the patio garden at the side.

Kitchen Area is fitted with wall and base units, complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drain unit with mixer tap. Freestanding cooker with gas hob, extractor fan, space for washing machine and fridge freezer, cupboard housing the wall mounted boiler, and vinyl flooring.

Living/Dining Area has ample space for living and dining furniture and this area is fully carpeted.

### Bathroom

2.31m x 1.89m (7' 7" x 6' 2") Fitted with three piece suite comprising large bath with mains connected shower over, handheld attachment and fitted shower screen, WC and wash hand basin. Obscured, front aspect window, recessed spotlighting, heated towel rail and vinyl flooring.

### Bedroom

3.36m x 3.44m (11' 0" x 11' 3") min. A good sized, double bedroom with front aspect windows, carpeting and radiator. Note: this room is a slightly obscure shape with an angled wall.

## EXTERNALLY

### Parking & Patio Garden

A few steps lead up to the property at the front. To the side there is an attractive patio garden split over two levels with useful shed in situ and a gate giving pedestrian access to the block paved parking area.

## ADDITIONAL INFORMATION

### Local Occupancy Restriction

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

We also understand that a business is not permitted to be operated from the premises or a signwritten business vehicle permanently parked at the property.

### Right of Way

A pedestrian right of way exists over the parking space for the neighboring property.

## SALE DETAILS

**Services:** Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** What3Words - spoils.transfers.contained

From Penrith, take the A66 to Appleby, exit onto the slip road and at the junction turn left. Follow the road under the railway bridge and continue along the Sands (past the Co-op). On ascending the hill, the property can be found on the right hand side - just along from Bongate House - turn right and the parking space is just beyond the property, which sits with its gable end facing the road.

