

Cumbrian Properties

4 Hartington Place, Carlisle



Price Region £250,000

EPC-E

End terraced property | city centre location
1 reception room | 5 bedrooms | 5 bathrooms
Enclosed rear yard | Investment opportunity

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This five double bedroom end terraced property which has previously been successfully rented and is a registered HMO and fully compliant with all government regulations. Situated within walking distance to the city centre the property briefly comprises entrance hall, fitted kitchen, utility room and double bedroom with fitted storage and en-suite shower room. The first floor landing provides a walk-in storage cupboard and access to two double bedrooms both with en-suite shower rooms. To the second floor there are a further two double bedrooms both with en-suite shower rooms and fitted storage. Rear enclosed yard with outhouse which could be utilised as a further utility space. Situated within walking distance to many amenities, schools, shops, bus station and train station.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (13'3 x 8'9) Staircase to the first floor, coving to ceiling, understairs storage cupboard and doors to kitchen and bedroom 1.



ENTRANCE HALL

KITCHEN (16' x 13'9) Fitted kitchen incorporating sink with drainer and mixer tap, tiled splashbacks, electric oven and grill, integrated fridge and four burner gas hob with overhead extractor. Single glazed timber framed sash window to the front, electric radiator and door to the utility room.



KITCHEN

UTILITY ROOM (8'9 x 5'9) Velux window to the rear, plumbing for washing machine and door to the rear yard.

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UTILITY ROOM

BEDROOM 1 (14' x 14') Single glazed timber framed sash window to the front, electric radiator, coving to ceiling and door to en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM WC, wash hand basin with tiled splashback, walk-in shower unit, heated towel rail and panelled ceiling.



EN-SUITE TO BEDROOM 1

FIRST FLOOR LANDING Single glazed timber framed sash window to the front, walk-in storage cupboard which houses the hot water tank, doors to bedrooms 2 & 3.

BEDROOM 2 (14' x 12'6) Single glazed timber framed sash window to the front, electric radiator, fitted storage cupboard, coving to ceiling and door to en-suite.

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BEDROOM 2



EN-SUITE SHOWER ROOM WC, wash hand basin with tiled splashback, walk-in shower unit and panelled ceiling.



EN-SUITE TO BEDROOM 2



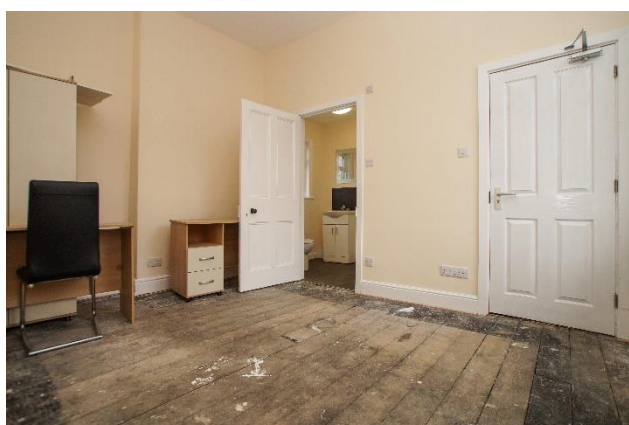
EN-SUITE TO BEDROOM 3

BEDROOM 3 (13'4 x 10'8) Single glazed timber framed sash window to the front, electric radiator and door to en-suite.

EN-SUITE SHOWER ROOM WC, wash hand basin with tiled splashback, walk-in shower unit and single glazed timber framed frosted sash window to the rear.



BEDROOM 3



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SECOND FLOOR

BEDROOM 4 (11' x 9') UPVC double glazed sash window to the front, electric radiator, built-in storage cupboard and door to en-suite.



BEDROOM 4

EN-SUITE SHOWER ROOM (7'3 x 6'6) WC, wash hand basin with tiled splashback, walk-in shower unit and heated towel rail.



EN-SUITE TO BEDROOM 4

BEDROOM 5 (12'9 x 11'7) UPVC double glazed sash window to the front, electric radiator and fitted storage cupboards. Door to the en-suite.

EN-SUITE SHOWER ROOM (5'5 x 5'5) WC, wash hand basin with tiled splashback, walk-in shower unit and heated towel rail.



BEDROOM 5

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EN-SUITE TO BEDROOM 5

OUTSIDE Low maintenance front walled forecourt. To the rear of the property is a wall enclosed yard with outhouse/utility and gated access to a side lane. Outhouse/utility (9’3 x 3’) With power and lighting, tiled flooring, single glazed timber framed frosted sash window.

TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed

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.

