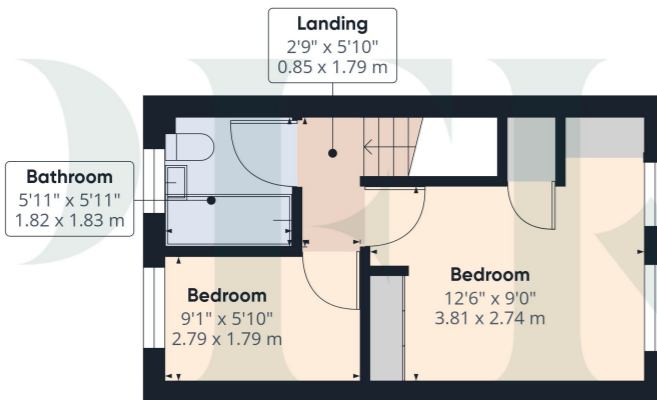


Floor 0



Floor 1

PFK

Approximate total area*
524.44 ft²
48.72 m²

Reduced headroom
16.03 ft²
1.49 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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3 Garbridge Court, Appleby-in-Westmorland, Cumbria, CA16 6JE

- Semi detached house
- Tenure - freehold
- 2 Bedrooms
- Council tax - Band B
- Driveway & garage
- EPC rating - TBC

LOCATION

Appleby is an 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

Located in a quiet cul-de-sac on the edge of Appleby town centre, this semi-detached property is well presented and has a lot to offer.

Internal accommodation comprises: entrance porch, bright living room with open access to a fitted kitchen, two bedrooms and a family bathroom. Externally the property benefits from driveway parking, single garage and good sized, enclosed, rear garden with lawn and pergola seating area.

Early viewing is advisable.

ACCOMMODATION

Entrance Porch

Attractive porchway accessed via part glazed, wooden entrance door with glazed side panels. Cloaks hanging space and glazed, inner door to:-

Living/Dining Room

4.21m x 3.73m (13' 10" x 12' 3") Well proportioned, front aspect, reception room with space for living and dining furniture. Built in under stairs storage, radiator, stairs to first floor accommodation and open access through to:-

Kitchen

2.35m x 3.72m (7' 9" x 12' 2") Rear aspect kitchen fitted with a good range of wall and base units (boiler is housed in one of the cupboards) with complementary laminate work surfaces, tiled splash backs and 1.5-bowl, stainless steel, sink/drainage unit with mixer tap. Built in electric oven, gas hob with extractor fan above, space/plumbing for washing machine, space for freestanding fridge freezer, vertical radiator and door providing access to the rear of the property.

FIRST FLOOR

Landing

Bedroom 1

3.81m x 2.74m (12' 6" x 9' 0") Bright, front aspect, double bedroom with twin windows, built in wardrobes, radiator and alcove storage.

Bedroom 2

2.79m x 1.79m (9' 2" x 5' 10") Rear aspect, single bedroom with radiator.

Bathroom

1.82m x 1.83m (6' 0" x 6' 0") Partly tiled bathroom with window to rear aspect, radiator, extractor fan and three piece suite comprising bath with shower over, WC and wash hand basin.

EXTERNALLY

Driveway Parking

A paved driveway at the front of the property provides off road parking and leads to:-

Single Garage

With electric up and over door, power and light. The tumble dryer is currently in situ in the garage..

Garden

To the front a decorative wood-barked area flanks the driveway with paved pathway providing access to the entrance porch. To the rear is a lovely, well proportioned garden with boundary fencing, lawn, decorative barked area and two patio seating areas - one of which is covered with a pergola adjoining the end of the garage.

ADDITIONAL INFORMATION

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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: From Penrith take the A66 east, turning off at Appleby. Turn left at the first T-junction and follow the road into town, passing the Co-op on the Sands, and head up the hill. Just before the crest of the hill, turn left, proceed straight ahead under the railway bridge and take the right hand turn at the mini-roundabout - the entrance to Garbridge Court is on your left.

