
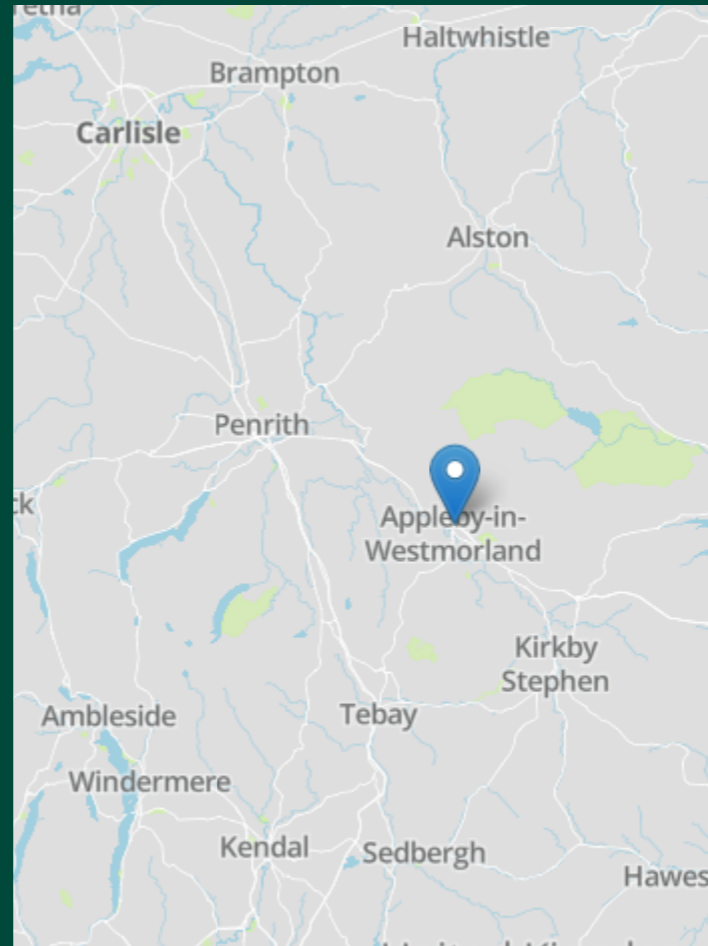
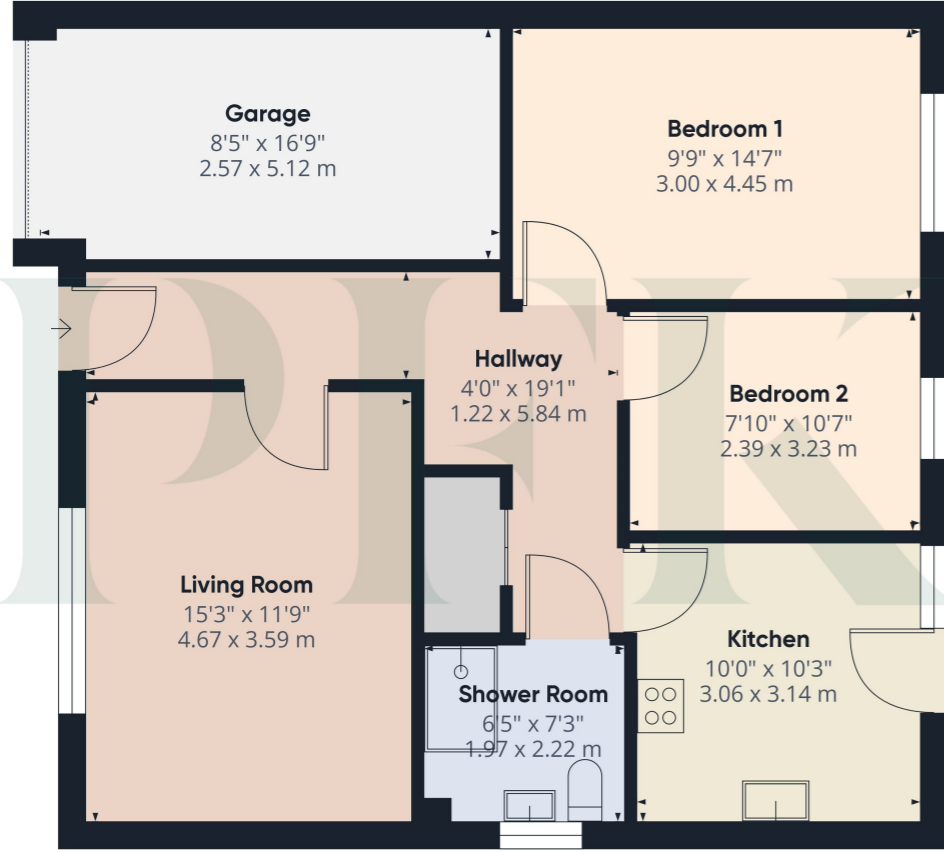



PFK

Price for 75% Share: £150,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	







Approximate total area*

830.98 ft²
77.2 m²

(*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360




6 Westmorland Place, Appleby-in-Westmorland, Cumbria, CA16 6SG


- 2 bed semi det bungalow
- Eligibility criteria applies
- Council Tax: Band B
- Affordable housing for over 55's
- Older People's Shared Ownership Scheme (OPSO)
- Tenure: leasehold
- Gardens & parking
- No onward chain
- EPC rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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2. No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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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

An excellent opportunity to acquire a fabulous 2 bed, semi-detached bungalow for over 55's under the Older People's Shared Ownership Scheme (OPSO), well positioned in the market town of Appleby. The price stated is to purchase a 75% share of the property and there is an eligibility criteria that is to be met in order to be able to purchase.

A super bungalow, benefitting from driveway parking for two vehicles and an adjoining garage, with well proportioned accommodation that briefly comprises a welcoming entrance hall, living room, two double bedrooms, shower room and kitchen with space for dining facilities. Externally the property enjoys a good sized private rear garden, housing raised vegetable beds, lawn and flower beds.

Key information:

- Over 55's scheme - Leasehold - 75% ownership of the 100% - Further shares cannot be purchased - Lease Term 125 years from 1st January 2006 - One domestic pet is permitted.

Anyone wishing to purchase the property must be assessed and approved by the Home Group before any sale can be agreed.

Please make contact with PFK Estate Agents to discuss the eligibility criteria.

ACCOMMODATION

Entrance Hall

Accessed via front door. A welcoming entrance hall with cloaks area, excellent storage cupboard with shelving, loft access hatch, radiator, laminate flooring and doors leading to all rooms.

Living Room

3.6m x 4.7m (11' 10" x 15' 5") A generous front aspect reception room with radiator.

Kitchen/Diner

3.16m x 3.1m (10' 4" x 10' 2") A rear aspect room, fitted with a range of wall, base and full height units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Freestanding appliances include cooker with extractor over, washing machine, fridge freezer and slimline dishwasher. Wall mounted central heating boiler, open shelving, radiator, laminate flooring and part glazed UPVC door out to the rear garden.

Shower Room

1.97m x 2.22m (6' 6" x 7' 3") Fitted with a three piece suite comprising panelled shower cubicle with electric shower, WC and wash hand basin, tiled splashbacks, extractor fan, radiator and obscured side aspect window.

Bedroom 1

4.47m x 3.00m (14' 8" x 9' 10") A spacious rear aspect double bedroom with radiator and freestanding bedroom furniture.

Bedroom 2

2.4m x 3.25m (7' 10" x 10' 8") A rear aspect double bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front of the property, there is parking for two cars on the driveway leading to the garage, and a lawned area with pathway leading to the front door. Side access leads around to the rear where there is an enclosed established garden with lawn, raised beds, trees, shrubbery and flower beds.

Garage

2.57m x 5.12m (8' 5" x 16' 10") Attached single garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Freestanding Appliances or Furniture

Please note that where mentioned, any freestanding appliances or furniture may be available to purchase by separate negotiation. The wardrobe/bedroom unit in the main bedroom is included within the sale.

Leasehold Information

The property is leasehold with the lease being granted on 1 January 2006 for a period of 125 years.

Service Charges

Current annual charges payable to Home Group from 1/4/24 are £1119.17 with the fees reviewed annually on 1 April. The fees currently comprise Management Charge of £218.12, Insurance £265, Service Charge of £136.05 and Reserve Fund £500.

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; Emma Harrison Financial Services - 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 gas, electricity, water & drainage. Gas fired central heating and 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: What3Words - pack.purifier.crowns

From Penrith take the A66 to Appleby and follow the road into the town, passing the Grammar School on the right. As you proceed down the hill towards the Sands, take the left turn on to Station Road, and continue up the hill. Turn left at the primary school, then follow this road, taking the fifth right turning onto Westmorland Place, where the property can be found, a short distance along on the right.

