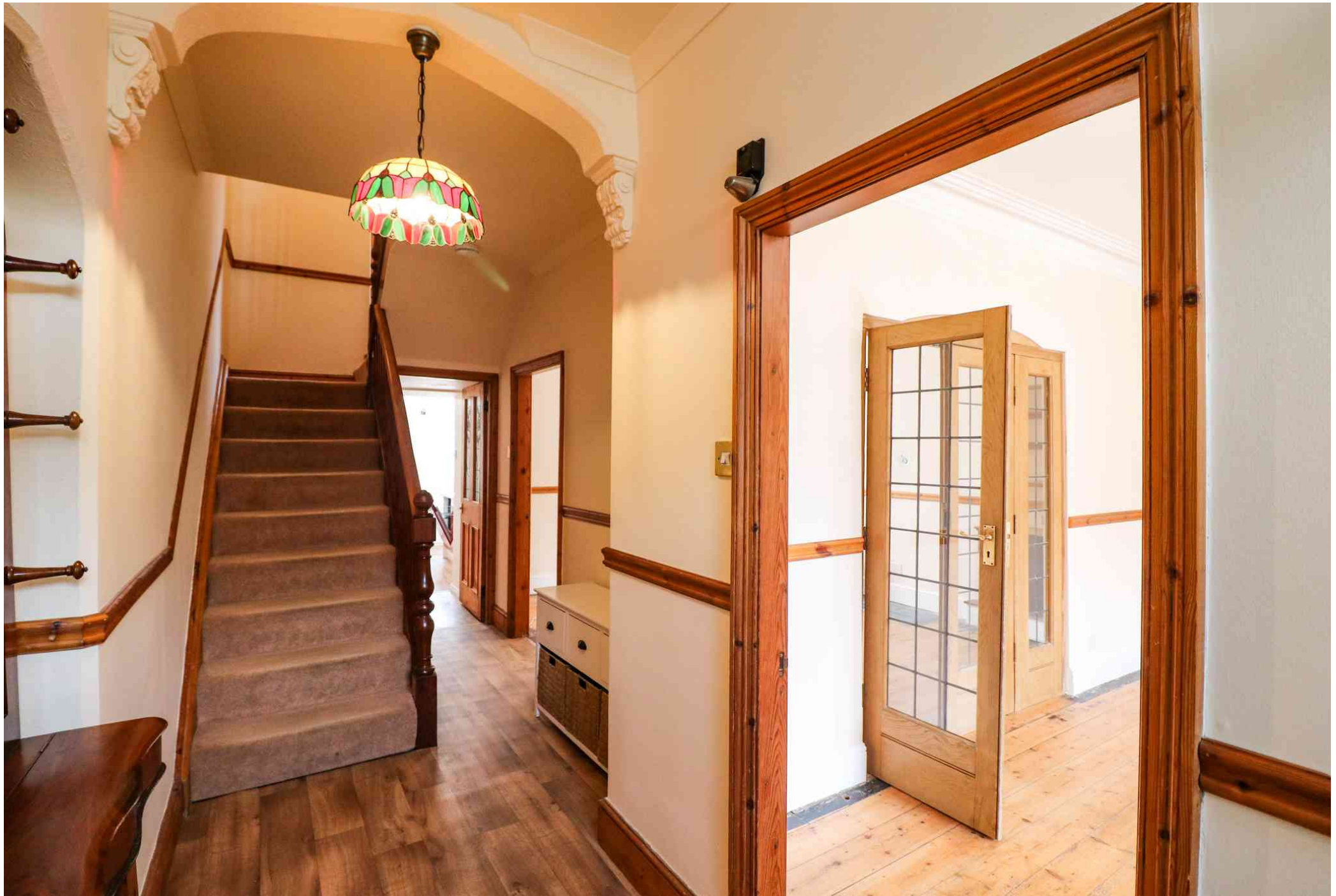


PKK

10 Clifford Street, Appleby-in-Westmorland, Cumbria CA16 6TS

Rent: £970 pcm





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, three bedroomed townhouse, with additional attic room (which has previously been used as a bedroom), conveniently located within the historic town of Appleby and with the benefit of off street parking to the rear.

This traditional townhouse is set over four floors and offers spacious, versatile accommodation. A cellar on the lower ground floor provides plenty of storage and a utility area. To the ground floor there are two reception rooms; a living room with beautiful, front aspect bay window and double doors through to the dining/second reception room. A kitchen and WC complete the accommodation to this floor. The first floor houses a lovely family bathroom, two double bedrooms and a single bedroom, and further stairs lead to the attic room, which is generous in size and versatile in its use.

Externally, to the front there is on street parking and a low maintenance area with space for seating. To the rear is a low maintenance yard with wooden shed and gated access - this area has ample space to park a vehicle.

ACCOMMODATION

Vestibule

With cloaks hanging area and part glazed wooden door to:-

Hallway

Feature arched scone, dado rail, radiator, vinyl flooring and stairs to first floor.

Living Room

3.6m x 4.0m (11' 10" x 13' 1") - not including bay. A bright, front aspect room with dado rail, bay window, feature fireplace housing recently installed gas fire, radiator and wooden flooring. Glazed wooden doors to:-

Dining Room/Second Reception Room

4.0m x 3.4m (13' 1" x 11' 2") A rear aspect room, versatile in its use, with dado rail, shelved recess, radiator and wooden flooring.

Kitchen

3.4m x 3.2m (11' 2" x 10' 6") approx. Fitted with modern, high gloss, units including wall, base and tall/pantry units, complementary work surfacing, 1.5-bowl stainless steel sink/drainage unit with mixer tap, upstands and tiling to one wall. Breakfast bar, space for large, freestanding cooker with extractor fan over, integrated slimline dishwasher, space for a tall fridge freezer, radiator, vinyl flooring and part glazed (obscured glass) door to rear garden.

WC

With wash hand basin, WC, extractor fan and vinyl flooring.

Cellar

3.2m x 3.7m (10' 6" x 12' 2") - main area. Accessed via stone steps from the hallway. Good size and head height and with power, plumbing and lighting. Single glazed window, stainless steel sink/drainage, space for washing machine and tumble dryer, shelving, flagged floor and further store (housing electric consumer unit).

Bathroom at First Floor Half Landing Level

3.4m x 2.3m (11' 2" x 7' 7") A partly tiled, modern bathroom comprising recessed spotlights, obscured window to side aspect, bath, large, fully tiled, walk in shower cubicle, wash hand basin, WC, two heated towel rails, extractor fan, storage/airing cupboard and vinyl flooring.

First Floor Landing

With useful, open under stairs area, radiator and stairs to attic room.

Bedroom 1

3.4m x 3.6m (11' 2" x 11' 10") A front aspect, double bedroom with radiator and carpeting.

Bedroom 2

3.4m x 4.0m (11' 2" x 13' 1") A rear aspect, double bedroom with radiator and carpeting.

Bedroom 3

2.6m x 1.8m (8' 6" x 5' 11") A single, front aspect room with radiator and carpeting.

Attic Room

5.4m x 4.5m (17' 9" x 14' 9") max. Accessed via steep stairs with open balustrade. Sloped ceilings to both sides, recessed spotlights, two Velux windows, radiator and large, built in cupboard. Fully carpeted.

EXTERNALLY

Parking & Outdoor Space

Street parking is available to the front of the property. Low maintenance, gated, walled front garden with flower/shrub border and hardstanding for garden furniture. To the rear is a yard area with garden shed, water tap and wooden gate giving access to the off road, rear parking space.

ADDITIONAL INFORMATION

Council Tax

Band C.

Management, Terms & Conditions

Management: this property is managed by PFK.

Terms: Rental: £970 PCM plus all other outgoings; deposit: equal to one month's rent.

Conditions: no smokers. Please note Immigration Act 2014 checks will apply.

Referrals & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; A Refundable Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, a charge for an early termination can be made. This will not exceed the financial loss the landlord will suffer. (these charges could cover the outstanding rent and marketing costs) As per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are still responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

LETTING DETAILS

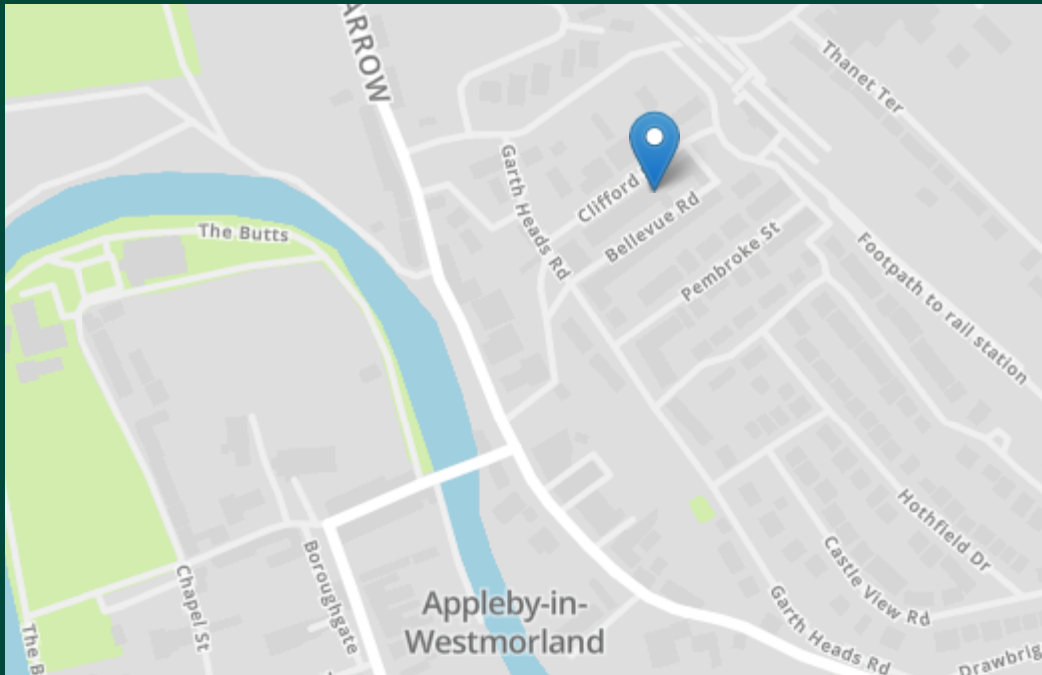
Mains electricity, gas, water & drainage; gas-fired central heating; majority of windows double glazed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: Travelling east on the A66, take the slip road into Appleby. Proceed past the Grammar School and as you descend down the hill take the left turn, follow the road up the hill and turn right just before the railway bridge. Take the first right into Clifford Street and Number 10 is located on the left hand side. On street parking is available.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	