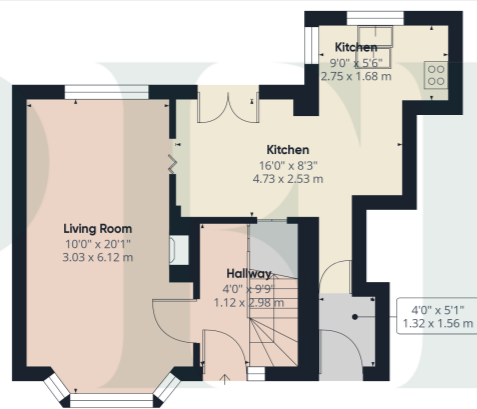
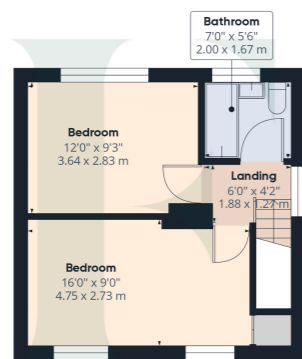


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland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



Floor 0



Floor 1

PFK

Approximate total area\*  
802.13 ft<sup>2</sup>  
74.52 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



## 56 Latrigg Close, Keswick, Cumbria, CA12 4LF

- Two bedrooms
- Local occupancy clause
- EPC rating D
- Good sized garden
- Council Tax: Band C
- Modernised throughout
- Tenure: freehold

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

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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

A popular residential area within easy walking distance of Keswick town centre and set amongst some spectacular scenery with Latrigg to the front aspect and equally views towards Blencathra and Grisedale Pike. This property sits in a quiet cul-de-sac, located near to the local primary school and a short walk to the nearest garage/shop, benefitting from easy access onto the Keswick to Threlkeld pathway.

## PROPERTY DESCRIPTION

An immaculately presented semi-detached, two bedroom property situated close to the town centre and with lovely decked seating/dining area at the bottom of the garden. The accommodation provides an entrance hallway, sitting room, a modern kitchen/dining room with access to covered side storage passageway, which is also accessed from the front of the property, two double bedrooms and a three piece bathroom suite. The property, which is subject to a local occupancy clause, is a great example of a lovely family home in a convenient, sought after location.

## ACCOMMODATION

### Entrance Hallway

1.12m x 2.98m (3' 8" x 9' 9") Stairs to first floor, understairs cupboard and a radiator.

### Living Room

3.03m x 6.12m (9' 11" x 20' 1") Dual aspect with bay window to front and window to rear, feature fireplace with log burning stove, slate hearth and two radiators.

### Open Plan Kitchen/Dining Area

### Dining Area

4.73m x 2.53m (15' 6" x 8' 4") Doors to rear enclosed garden, built in storage cupboard, radiator and door through to covered porch/passageway.

### Kitchen

2.75m x 1.68m (9' 0" x 5' 6") Window to side aspect, window to rear aspect, a range of matching wall and base units, complementary worktop and upstand, hob with extractor over, eyelevel oven, integrated microwave, space for washing machine, space for American style fridge freezer, ceramic sink and drainer with chrome mixer tap and breakfast bar.

## FIRST FLOOR

### Landing

1.88m x 1.27m (6' 2" x 4' 2") Window to side aspect, loft hatch and a radiator.

### Bathroom

2.00m x 1.67m (6' 7" x 5' 6") Obscured window to rear aspect, bath with mains shower over, WC, wash hand basin and chrome heated towel rail.

### Bedroom 1

4.75m x 2.73m (15' 7" x 8' 11") Two windows to front aspect, fitted cupboard and a radiator.

### Bedroom 2

3.64m x 2.83m (11' 11" x 9' 3") Window to rear aspect and a radiator.

## EXTERNALLY

### Porch/Passageway

1.32m x 1.56m (4' 4" x 5' 1") Door to front and door providing access into Kitchen.

### Garden and Parking

To the front is a shillied area for ease of maintenance providing off road parking. To the rear is a south facing garden with sun throughout the day and into the evening, paved area adjoining the property, shed, good sized lawn and a lovely raised decked seating area for relaxing and alfresco dining.

## ADDITIONAL INFORMATION

### Local Occupancy Clause

The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principle home within the locality for a minimum of three years. The locality is the Lake District National Park.

### 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 and drainage. Gas central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. 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 Keswick office, 017687 74546.

**Directions:** From our Keswick office head along Penrith Road passing the BP garage and Twa Dogs Public House. After approximately 150 yards take the right turning into Latrigg Close. Continue ahead and as the road bends to the right and the property is a short distance on the left hand set back from the road.

