

# Cumbrian Properties

18 Hothfield Court, Appleby



**Price Region £170,000**

**EPC-**

End-terraced property | Cul-de-sac location  
Open plan living/dining/kitchen | 2 bedrooms | 1 bathroom  
Front & rear gardens | Driveway & garage

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 18 HOTHFIELD COURT, APPLEBY

A double glazed and gas central heated, two bedroom, end-terraced property with front and rear gardens, driveway and garage. The accommodation briefly comprises ground floor 24' open plan lounge/dining/kitchen with access to the rear garden and to the first floor there are two bedrooms, master with fitted wardrobe, and three piece bathroom with corner bath. Lawned front and rear gardens, driveway providing parking for multiple vehicles and garage. Ideally suited to the first time buyer or buy to let investment.

The double glazed and gas central heated accommodation with approximate measurements briefly comprises:

**Front door into the open plan lounge/dining/kitchen.**

**OPEN PLAN LOUNGE/DINING/KITCHEN (24' x 14'5)** UPVC double glazed windows to the front and rear, UPVC double glazed frosted door to the rear garden, two radiators, wood effect laminate flooring, open staircase to the first floor and understairs storage cupboard.

**KITCHEN AREA** Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill with four ring gas hob and extractor hood above, integrated washing machine, tiled flooring and cupboard housing the Worcester gas boiler.



LOUNGE/DINING/KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to bedrooms, bathroom and walk-in shelved storage cupboard.

3/ 18 HOTHFIELD COURT, APPLEBY

**BEDROOM 1 (13'5 x 11')** UPVC double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 1

**BEDROOM 2 (8' x 7')** UPVC double glazed window to the rear, radiator, wood effect laminate flooring and fitted storage cupboards.



BEDROOM 2

**BATHROOM (7' x 6'5)** Three piece suite comprising corner bath with shower above, wash hand basin and WC. Heated towel rail, wood effect laminate flooring and UPVC double glazed frosted window to the rear.



BATHROOM

4/ 18 HOTHFIELD COURT, APPLEBY

**OUTSIDE** Lawned front garden with shrub borders, gravelled driveway providing parking for multiple vehicles and garage. Lawned rear garden with paved patio, timber shed, elevated flower beds and gated access to the side.



REAR GARDEN



GARAGE

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.

EPC GRAPH TO  
FOLLOW

**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.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.