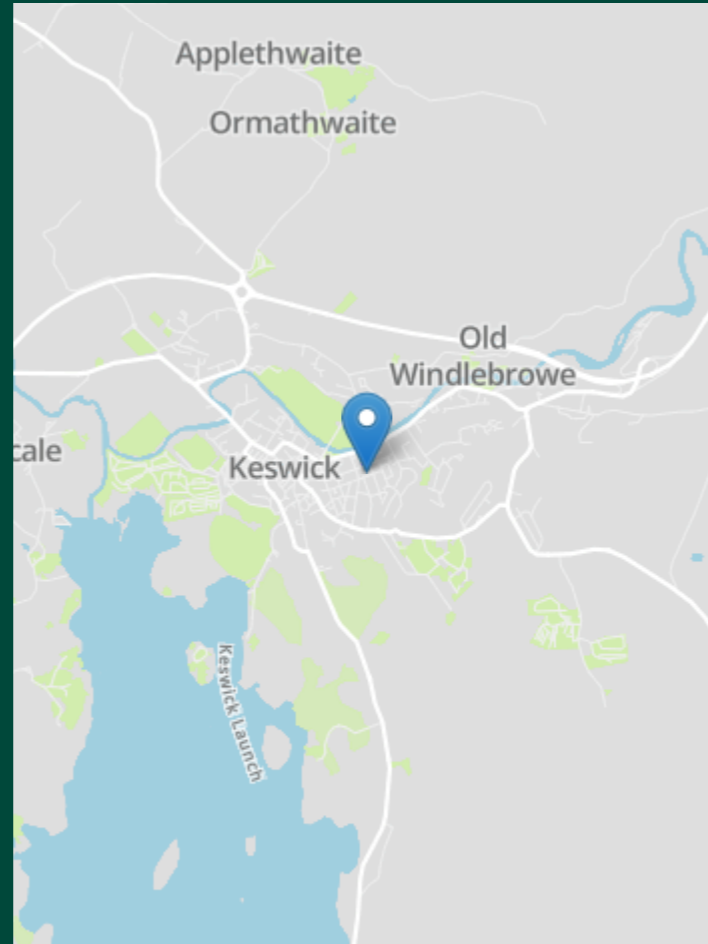


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

PFK

Approximate total area
1449.65 ft²
134.68 m²

Reduced headroom
59.7 ft²
5.55 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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39 Helvellyn Street, Keswick, Cumbria, CA12 4EP

- Freehold
- Council tax band D
- Mid-terrace
- Town centre
- Four/five bedrooms
- EPC Rating D

017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

PROPERTY DESCRIPTION

A well presented mid-terraced property with four/five bedrooms in the heart of Keswick town centre. Currently a permanent home, but would be equally suitable as a holiday let/second home. Briefly comprising entrance porch, hallway, sitting room with wooden flooring, dining room with window to the rear, kitchen with double doors into enclosed yard with outhouse, bedroom/study, bathroom on the half landing, bedroom and second sitting room towards the front of the property on the first floor, the sitting room would be easily reinstated as a master bedroom, then a further two double bedrooms on the second floor, both enjoying elevated Lakeland Fell views.

ACCOMMODATION

Entrance Hallway

7.14m x 1.56m (23' 5" x 5' 1") Stairs to first floor, understairs cupboard and a radiator.

Living Room

4.17m x 3.68m (13' 8" x 12' 1") Window to front aspect, feature fireplace, wooden flooring and a radiator.

Dining Room

4.00m x 2.47m (13' 1" x 8' 1") Window to rear aspect, feature fireplace, built in cupboard, wooden flooring and a radiator.

Kitchen

3.93m x 2.97m (12' 11" x 9' 9") Window to side aspect, a range of matching wall and base units, complementary worktop, tiled splashback, composite sink and drainer with mixer tap, double oven with gas hob and extractor over, integrated fridge freezer, integrated dishwasher and double doors to the rear yard.

FIRST FLOOR

Half Landing

0.76m x 1.56m (2' 6" x 5' 1")

Study/Bedroom 1

2.22m x 2.96m (7' 3" x 9' 9") Window to rear aspect, feature fireplace, cupboard housing the boiler and a radiator.

Bathroom

1.22m x 2.02m (4' 0" x 6' 8") Window to side aspect, bath with electric shower over, WC, wash hand basin and a heated towel rail.

Landing

2.58m x 1.56m (8' 6" x 5' 1") Stairs to second floor and a radiator.

Living Room/ Master Bedroom

4.29m x 4.82m (14' 1" x 15' 10") Window to front aspect, feature fireplace with wooden mantle and slate hearth and two radiators. This room could easily be reinstated to a lovely master bedroom.

Bedroom 3

4.05m x 3.08m (13' 3" x 10' 1") Window to rear aspect, feature cast iron fireplace, wash hand basin and a radiator.

SECOND FLOOR

Landing

2.36m x 1.56m (7' 9" x 5' 1") Velux window to rear aspect and a loft hatch.

Bedroom 4

4.20m x 2.78m (13' 9" x 9' 1") Velux window to rear aspect with lovely Lakeland fell views over the town and a radiator.

Bedroom 5

4.26m x 4.49m (14' 0" x 14' 9") Dormer window to front aspect and a radiator.

EXTERNALLY

Garden

To the front is a low stone wall and paved area with flower border. To the rear is an enclosed yard with two stone outhouses, one housing a washing machine and tumble dryer, the other provides storage. A gate leads to the rear lane.

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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or 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 PFK office, head right along Southey Street. Take the third turning on the left on to Helvellyn Street where the property can be found on the left hand side, opposite St Herberts Street.

