

Cumbrian Properties

9 Yew Tree Court, Carlisle



Price Region £112,000

EPC-C

Ground floor apartment | Popular residential area
Open plan living | 2 bedrooms | 1 bathroom
2 allocated parking spaces | No chain | Ideal first time buy

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2/ 9 YEW TREE COURT, DALSTON ROAD, CARLISLE

This immaculately presented two bedroom ground floor apartment would make an ideal first time buy or buy to let investment having been successfully rented for several years with a monthly rental of approx. £725 pcm. Situated in a popular location just outside of Denton Holme, the property comprises of entrance hall, open plan dining lounge/kitchen with a bay fronted dining lounge and kitchen with integrated washing machine, oven and hob. Two bedrooms – both with fitted wardrobes and a stylish three piece shower room. Externally the property benefits from two allocated parking spaces and is within easy walking distance of the shops of Denton Holme, a 15 minute walk into the city centre and easy access to the western bypass. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Built in cloaks cupboard, electric heater, wood effect flooring and doors to dining lounge/kitchen, bedrooms and shower room.

OPEN PLAN DINING LOUNGE / KITCHEN (23' max x 12' max)

Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, a 1.5 bowl sink unit with drainer and mixer tap, integrated washer dryer, full height fridge freezer, wood effect flooring, ceiling spotlights and double glazed window.

Dining lounge with double glazed bay window, coving to ceiling, two electric heaters and wood effect flooring.



OPEN PLAN DINING LOUNGE/KITCHEN

3/ 9 YEW TREE COURT, DALSTON ROAD, CARLISLE

BEDROOM 1 (11' x 10') Electric radiator, fitted wardrobe and double glazed window overlooking the communal garden to the rear.



BEDROOM 1

BEDROOM 2 (11' max x 8'7 max) Electric heater, fitted wardrobe and double glazed window to the front.



BEDROOM 2

SHOWER ROOM (10'5 max x 6'7 max) Three piece suite comprising of walk-in shower cubicle with water fall shower head, low level WC and wash hand basin. Part boarded walls, heated towel rail, wood effect flooring and cupboard housing the water cylinder.



SHOWER ROOM

4/ 9 YEW TREE COURT, DALSTON ROAD, CARLISLE

OUTSIDE The property has the benefit of two allocated parking spaces.

TENURE We are informed the tenure is Leasehold – 105 years remaining.
Service Charge approx. £107 pcm including insurance and gardening.

COUNCIL TAX We are informed the property is in tax band A

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.

