

# PFK

Hillside, 3 Borrowdale Road, Keswick, Cumbria CA12 5DD

Guide Price: £595,000





## LOCATION

Keswick is a bustling market town situated in the heart of the Lake District National Park and Hillside apartments are conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

## PROPERTY DESCRIPTION

A commanding double fronted property currently successfully run as three self catering apartments, located in the town centre and convenient for all local amenities. The property has the benefit of private off street parking and a garden area to the front enjoying fell views across the rooftops. Viewing is essential to appreciate the spacious accommodation on offer.

## ACCOMMODATION

### Communal Entrance Hall

4.69m x 1.86m (15' 5" x 6' 1") Accessed via single glazed, part glazed external door. Stairs to first and second floors with understairs cupboard, radiator.

## SKIDDAW - GROUND FLOOR

### Skiddaw - Kitchen

3.68m x 3.34m (12' 1" x 10' 11") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated Tecnik electric oven with Smeg electric hob and extractor over, plumbing for washing machine and space for fridge freezer. Space for dining table, radiator, window and part glazed door to the rear.

### Skiddaw - Living Room

5.86m x 3.23m (19' 3" x 10' 7") Gas fire on tiled hearth with wood surround, TV point, radiator and large, single glazed front aspect bay window enjoying views over Keswick.

### Skiddaw - Bedroom 1

4.52m x 3.69m (14' 10" x 12' 1") Front aspect double bedroom with single glazed bay window giving views over the town, coat pegs, radiator and wall mounted lighting.

### Skiddaw - Bedroom 2

3.01m x 2.76m (9' 11" x 9' 1") Rear aspect double bedroom with radiator and window seat.

### Skiddaw - Inner Hall

1.81m x 1.01m (5' 11" x 3' 4") With built in cupboard housing the central heating boiler, skylight, wall mounted coat pegs and mirror.

### Skiddaw - Bathroom

2.23m x 1.88m (7' 4" x 6' 2") Fitted with three piece suite comprising bath with Mira Sport electric shower over, wash hand basin with mirror and shaver socket over and WC, extractor fan and vertical heated chrome towel rail.

## FIRST FLOOR LANDING

2.36m x 1.2m (7' 9" x 3' 11") With stairs leading to the second floor, storage cupboard, radiator, rear aspect window, Velux rooflight, and providing access into first floor apartment - Catbells.

## CATBELLS - FIRST FLOOR

### Catbells - Hallway

2.0m x 1.26m (6' 7" x 4' 2") Giving access to all rooms.

### Catbells - Kitchen

3.68m x 3.29m (12' 1" x 10' 10") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated Smeg electric oven and hob with extractor over, plumbing for washing machine, ample space for fridge freezer and dining table, radiator and front aspect, single glazed bay window enjoying views over the town. An open archway leads into the living room.

### Catbells - Living Room

4.80m x 3.25m (15' 9" x 10' 8") Electric fire with tiled backplate, set in a wood surround, radiator and large front aspect, single glazed bay window enjoying views over the town towards the Lakeland fells.

### Catbells - Bedroom

3.75m x 3.22m (12' 4" x 10' 7") A rear aspect double bedroom with radiator and wash hand basin with mirror, shelf and shaver socket over.

### Catbells - Bathroom

3.58m x 1.71m (11' 9" x 5' 7") Fitted with three piece suite comprising bath with mains shower over, wash hand basin with mirror and shaver socket over and WC, part tiled walls and vertical heated chrome towel rail. Built in cupboard housing the hot water cylinder and two obscured rear aspect windows.

## BLENCATHRA - SECOND FLOOR

### Landing

1.44m x 1.22m (4' 9" x 4' 0") With storage area and doors to all rooms.

### Blencathra - Living Room

3.66m x 2.89m (12' 0" x 9' 6") Front aspect reception room enjoying views over the Lakeland fells. With radiator and TV point.

### Blencathra - Kitchen

3.63m x 2.77m (11' 11" x 9' 1") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated Smeg electric oven with hob and extractor over, plumbing for washing machine and space for fridge freezer. Space for dining table, radiator and rear aspect window.

### Blencathra - Bedroom

3.70m x 2.72m (12' 2" x 8' 11") Front aspect double bedroom with radiator, and window with views over the town and towards the Lakeland fells.

### Blencathra - Bathroom

2.35m x 1.70m (7' 9" x 5' 7") Fitted with three piece suite comprising bath with tap connected mains shower over, WC and wash hand basin with mirror, light and shaver point over, part tiled walls, vertical heated chrome towel rail, under eaves storage cupboard and rear aspect Velux rooflight.

## EXTERNALLY

To the front, steps lead up to an enclosed patio seating area with shrub borders and to the rear, there is a courtyard area with two stone outbuildings used for storage. Please note that neighbouring properties have shared access over the yard. The property also benefits from two allocated, private offroad parking spaces with the vendors currently paying additionally for a pass for the car parks in the area.

## ADDITIONAL INFORMATION

### Tenure, Council Tax & EPC

The tenure is freehold.

The property is currently assessed for business purposes for council tax.

The EPC rating for Skiddaw is D.

The EPC rating for Catbells is D.

The EPC rating for Blencathra is E.

### 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and partial double glazing installed. 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 the PFK office in Keswick, head on to St John's Street then right on to Derwent Street. At the end of the street with the George Fisher Outdoor Shop ahead, bear left on to Borrowdale Road where the property can be found immediately on the left hand side.



