

# Cumbrian Properties

59 Holmrook Road, Carlisle



**Price Region £225,000**

**EPC-D**

Detached bungalow | Popular location  
1 reception room | 2 bedrooms | Attic Room  
Low maintenance gardens | Drive & garage

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2/ 59 HOLMROOK ROAD, SANDSFIELD PARK, CARLISLE

A two bedroom, detached, dormer bungalow with 25' attic room situated in a popular location to the west of the city with generous gardens, drive and garage. The property is double glazed and gas central heated and briefly comprises entrance hall, lounge, spacious dining kitchen, two ground floor bedrooms – one with French doors to the rear garden, and a fully tiled three piece bathroom. To the first floor there is a 25' boarded attic room with heating and eaves storage. To the front and side of the property there is a lawned garden and driveway parking for two vehicles in front of the single garage with power supply. To the rear of the property is a private, secure lawned garden with paved patio area. Situated within walking distance of local shops and schools, on a regular bus route to the city centre and good access links to the western bypass.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, wood effect flooring, radiator and built-in storage cupboard housing the combi boiler.

**LOUNGE (17'7 max x 12' max)** Coal effect electric fire on a tiled hearth with wooden surround, double glazed window to the front, radiator, coving to the ceiling and door to inner hall.



LOUNGE

**INNER HALL** Wooden staircase to the first floor, radiator, wood effect flooring and panelled ceiling. Doors to dining kitchen, bedrooms and bathroom.



3/ 59 HOLMROOK ROAD, SANDSFIELD PARK, CARLISLE

**DINING KITCHEN (19'8 x 8'9)** Fitted kitchen incorporating an electric oven, grill and four ring electric hob with extractor hood above, plumbing for washing machine and dishwasher, one and a half bowl stainless steel sink with mixer tap, tiled splashbacks, tile effect flooring, radiator, two double glazed windows and UPVC door to the side.



DINING KITCHEN

**BEDROOM 1 (13'6 x 10'5)** Radiator and double glazed French doors to the rear garden.



BEDROOM 1

**BEDROOM 2 (10'4 x 7')** Double glazed window to the rear and radiator.



BEDROOM 2

4/ 59 HOLMROOK ROAD, SANDSFIELD PARK, CARLISLE

**BATHROOM (10' x 5'4)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Fully tiled walls and floor, double glazed frosted window and heated towel rail.



BATHROOM

## **FIRST FLOOR**

**LANDING** Door to the attic room.

**ATTIC ROOM 3 (25'3 x 8'9)** Double glazed window to the rear, double glazed Velux window, two radiators, built-in shelving, part panelled walls, panelled ceiling and eaves storage.



ATTIC ROOM

**OUTSIDE** Low maintenance lawned front garden and driveway providing off-street parking leading up to the single garage. Low maintenance lawned side garden with pedestrian access gate to the rear. Low maintenance gravelled garden to the rear of the garage with an outside tap. Generous lawned rear garden, which is secure and private, with patio seating area and raised borders.



5/ 59 HOLMROOK ROAD, SANDSFIELD PARK, CARLISLE



FRONT GARDEN & DRIVE



REAR OF THE PROPERTY

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

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

**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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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