

# Cumbrian Properties

## Hillcrest House, Flat 5, Harraby Grove



**Price Region £72,000**

**EPC-D**

First floor flat | Allocated parking  
1 reception room | 2 bedrooms | Shower room  
Ideal first time buy or buy to let | No onward chain

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ HILLCREST HOUSE, FLAT 5, HARRABY GROVE, CARLISLE

This UPVC double glazed and gas central heated, two bedroom, first floor flat, tucked away in a popular residential area close to London Road, briefly comprises lounge, kitchen, two bedrooms and shower room. The property also benefits from allocated and visitor parking. Ideally suited to the first time buyer or buy to let investor. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:  
**UPVC front door into entrance hall with staircase to the first floor landing.**  
**FIRST FLOOR LANDING** Doors to bedrooms, shower room, kitchen and lounge.



LANDING

**LOUNGE (16' x 12'8)** Radiator, coving to the ceiling, UPVC double glazed window to the side and built-in cupboards.



LOUNGE

**KITCHEN (12'5 x 5')** Fitted kitchen incorporating freestanding cooker, plumbing for washing machine, stainless steel sink with mixer tap, tile effect vinyl flooring, UPVC double glazed window to the front, radiator and coving to the ceiling. The cooker, fridge/freezer and washer/dryer can be included in the sale at no extra cost if required.



### 3/ HILLCREST HOUSE, FLAT 5, HARRABY GROVE, CARLISLE

**BEDROOM 1 (16' x 13'4)** UPVC double glazed bay window to the side, radiator, coving to the ceiling and built-in wardrobe with mirror fronted sliding doors.



BEDROOM 1

**BEDROOM 2 (8' x 7'3)** UPVC double glazed window frosted window to the front, Worcester boiler and built-in wardrobe with sliding doors.

**SHOWER ROOM (13' x 6')** Three piece suite comprising shower cubicle, wash hand basin and WC. Part aqua-panelled walls, part tiled walls, radiator and UPVC double glazed frosted window.



BEDROOM 2

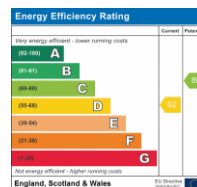


SHOWER ROOM

**OUTSIDE** Communal forecourt to the front providing ample parking.

**TENURE** Leasehold. Service charge £35pcm.

**COUNCIL TAX** We are informed the property is 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.