


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(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 	




15 Chapel Street, Appleby-in-Westmorland, Cumbria, CA16 6QR

- Semi detached house
- Garden
- Tenure - freehold
- Town centre location
- Well presented
- Council tax - Band A
- Two bedrooms
- Parking
- EPC rating - C

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## LOCATION

Chapel Street is centrally located within Appleby, an historic market town located just 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town, giving good access to the north and to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

An opportunity to acquire a well presented, two bedroom, semi detached property, conveniently located within the historic town of Appleby.

Perfect as a first time home or an investment property, this excellent dwelling sits back from the road allowing for off road parking and also offers a generous garden area. Briefly comprising open plan living/dining/kitchen area, with dual aspect windows allowing for an abundance of light to the ground floor and two bedrooms and shower room to the first floor.

## ACCOMMODATION

### Entrance Hall

### Open Plan Living/Dining/Kitchen

5.59m x 4.38m (18' 4" x 14' 4") Accessed via part glazed entrance door with glazed panel above. A bright, dual aspect room with windows to front and side elevations. Fitted with a good range of wall and base units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drain unit with mixer tap. Freestanding electric cooker, space/plumbing for washing machine and space for fridge freezer. Feature fireplace, two radiators, built in cupboard and stairs to first floor accommodation.

## FIRST FLOOR

### Landing

### Bedroom 1

2.51m x 4.70m (8' 3" x 15' 5") Front aspect, double bedroom with feature fireplace, radiator and built in cupboard.

### Bedroom 2

3.11m x 2.08m (10' 2" x 6' 10") Front aspect, single bedroom with radiator.

### Shower Room

1.05m x 2.35m (3' 5" x 7' 9") Fully tiled shower room fitted with three piece suite comprising shower enclosure, and vanity storage units incorporating WC and wash hand basin. Window to side aspect and heated towel rail.

## EXTERNALLY

### Parking

There is parking space for one vehicle available at the front of the property.

### Garden

Enclosed garden area to the front, mainly laid to lawn with boundary fencing.

## 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; Emma Harrison Financial Services – 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. Double glazing installed throughout. 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 Penrith office, 01768 862135.

**Directions:** From Penrith take the A66 east, taking the turn off for Appleby. Follow the road through the town and proceed to the right over the bridge. Continue towards the castle, take the first right turn onto Low Wiend and follow this road around to the right and past Pigneys. Continue towards the swimming pool and the property can be found at the far end of Chapel Street on the right hand side, set back off the road.

