

FOR SALE

Price Guide: £105,000



**PFK**

**45c Boroughgate,  
Appleby-in-Westmorland,  
Cumbria CA16 6XG**

- Town centre location close to amenities
- One bedroom cottage
- In need of some refurbishment
- EPC rating - D
- Tenure - freehold
- Council tax - Band B

## ABOUT THE PROPERTY

45c Boroughgate is a compact but characterful, one bed roomed, cottage situated in the heart of Appleby's town centre. Although now in need of some refurbishment, this is great investment opportunity and would make a great rental or holiday cottage.

## LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of supermarkets, general shops, schools, numerous sports clubs and a station on the scenic Settle to Carlisle railway line. The Yorkshire Dales and Lake District National Parks are also within easy reach.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Open Plan Living/Dining/Kitchen

5.5m x 3.87m (18' 1" x 12' 8") Bright, dual aspect room with beamed ceiling and stairs off to the first floor accommodation.

The kitchen area is fitted with a range of wall and base units with complementary laminate work surfaces, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker, space for under counter fridge and space/plumbing for washing machine. The living/dining area has a gas fire and built in cupboard housing the boiler.

### FIRST FLOOR

#### Bathroom

1.52m x 1.65m (5' 0" x 5' 5") Fitted with three piece suite comprising bath, WC and wash hand basin. Velux rooflight and radiator.

#### Bedroom

2.94m x 2.55m (9' 8" x 8' 4") - some restricted head height. Velux rooflight, further window, radiator and access to eaves storage space.

### ADDITIONAL INFORMATION

#### Property Access

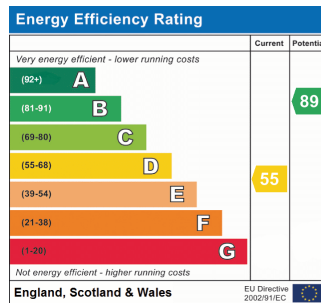
We understand legal right of access applies. Prospective purchasers are advised to satisfy themselves regarding this matter.

#### 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.

## FLOORPLAN

## EPC



## SALE DETAILS

### Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Viewing

Through our Penrith office, 01768 862135.

### Directions

Heading up the hill on Boroughgate, the property is located on the left hand side. Turn up a small side lane and number 45c can be found straight ahead to the right hand side. A 'For Sale' board has been erected for identification purposes.