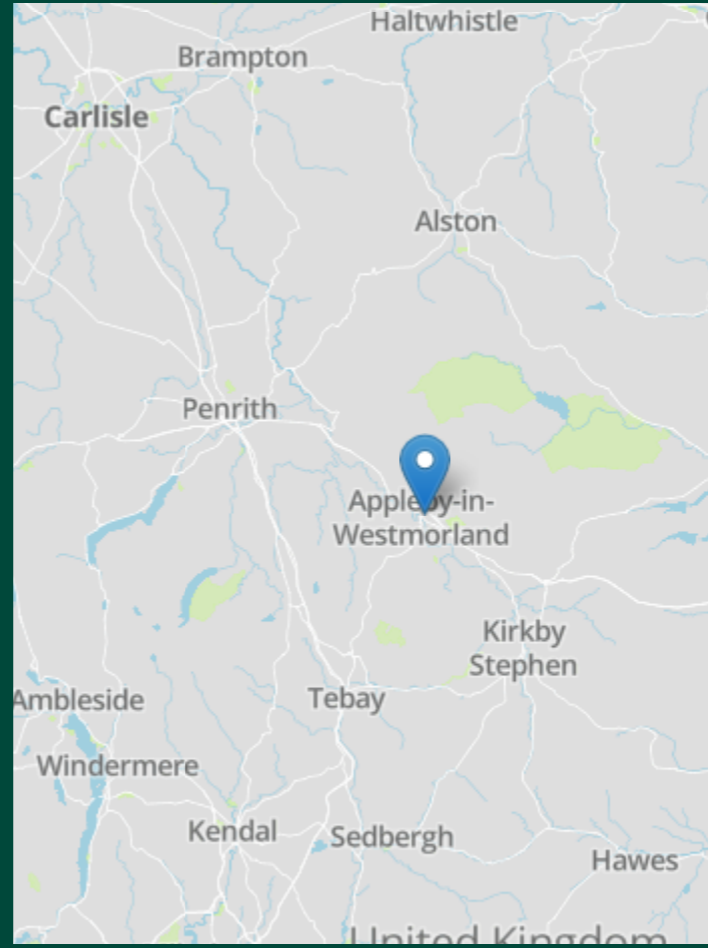


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	








Approximate total area*

1044.21 ft²
97.01 m²

Reduced headroom

5.49 ft²
0.51 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Parkend, Garth Heads Road, Appleby-in-Westmorland, CA16 6UD

- Detached house
- 2 bedrooms
- Reverse style layout
- Terraced garden
- Close to town centre
- Tenure - freehold
- Council Tax: Band C
- EPC rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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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 giving good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, sports clubs and a railway station that sits on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

This unique detached property, with accommodation arranged in a reverse style layout, offers flexible living spaces designed for modern comfort. Internally the accommodation briefly comprises a bright open plan lounge/diner, kitchen and wet room to the first floor, with two double bedrooms, conservatory, bathroom and utility/laundry room to the ground floor.

Externally there is offroad parking to the front and an attractive, private terraced garden to the rear with ample space for outdoor dining and entertaining, or simply just to sit out and relax, enjoying the peaceful surroundings. Ideal for a first-time buyer, a small family, or anyone seeking a quiet retreat, this property offers a blend of contemporary design and cosy living.

ACCOMMODATION

FIRST FLOOR

Entrance Hall

The property is accessed from the street at first floor level via a wooden front door. With stairs down to the ground floor, side aspect window with additional window on the stairs overlooking the rear garden.

Lounge/Diner

6.22m x 3.61m (20' 5" x 11' 10") A generous open plan reception space with the lounge area benefitting from a gas fire in a feature stone surround, wall mounted lighting, loft access hatch, two radiators, wood effect flooring and rear aspect bay window with window seat. The dining area enjoys dual aspect windows, wood effect flooring, radiator and door into the kitchen.

Kitchen

3.17m x 2.30m (10' 5" x 7' 7") Fitted with a range of wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include fridge freezer, gas hob with extractor fan over and separate electric oven. Space for dishwasher, central heating boiler, radiator, inset ceiling spotlights, wood effect flooring and dual aspect windows.

Wet Room

1.65m x 1.36m (5' 5" x 4' 6") Fitted with concealed cistern WC, wash hand basin and mains shower. Part tiled walls, radiator and obscured front aspect window.

GROUND FLOOR

Hallway

With understairs storage cupboard and further storage cupboards, two radiators and doors giving access to the ground floor rooms.

Bedroom 1

2.91m x 3.84m (9' 7" x 12' 7") A rear aspect double bedroom with fitted wardrobes to one wall, radiator and bay window overlooking the garden.

Bedroom 2

2.93m x 3.37m (9' 7" x 11' 1") A rear aspect double bedroom with fitted wardrobe, radiator and glazed doors leading into the conservatory.

Conservatory

2.63m x 2.55m (8' 8" x 8' 4") Of dwarf wall construction with ceiling fan and double glazed wood framed windows to three sides with a door leading out to the garden.

Bathroom

2.75m x 1.77m (9' 0" x 5' 10") Fitted with a three piece suite comprising bath, WC and wash hand basin, part tiled walls, radiator and door leading into the utility/laundry room.

Utility/Laundry Room

2.32m x 4.30m (7' 7" x 14' 1") Fitted with wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Plumbing for washing machine, radiator, rear aspect window and door leading out to the rear garden.

EXTERNALLY

Gardens and Parking

To the front of the property, (at street level) there is driveway parking for one car with additional on street parking available, and steps to the side leading round to the rear. The substantial, terraced rear garden is enclosed and enjoys a mix of block paved areas and flagged patio, pond, garden shed and an array of mature plants and shrubs throughout. A pedestrian gate to the bottom of the garden gives access out on to a footpath leading to the Sands.

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 & drainage. Gas fired 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: From Penrith, take the A66 to Appleby, coming on to the slip road and at the junction turning left. Follow the road under the railway bridge and continue driving, taking the left turn towards the railway station as you descend towards the Sands. Then take the first right and continue along this road. Proceed past Clifford Street, Bellevue and Pembroke Street and the property can be found a short distance along on the right hand side.

