



**243 Yewdale Road, Carlisle, Cumbria, CA2 7XB**

**Offers in the region of  
£199,950**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, four bedroom semi detached house situated within a sought after residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, lounge, kitchen and a dining room. To the first floor there are four good sized bedrooms, bathroom and a shower room. The property also benefits from double glazing, central heating, block paved on site parking for two/three vehicles, integral garage/store and an enclosed rear garden. Viewing of this extended family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

### Directions

From Carlisle City Centre proceed West along Wigton Road. Turn right at the traffic lights onto Orton Road. Turn right onto Hutton Way and right again onto Yewdale Road. Continue on this road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule

Approached by a door to front, incorporating laminate floor, radiator and stairs to the first floor.

### Lounge 16'5" x 10'8" (5.005m x 3.252m)



Incorporating a double glazed window to front, radiator and laminate floor.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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**Kitchen 13'11" x 6'11" (4.247m x 2.111m)**



Incorporating a range of fitted wall and base units with complementary work surface over, oven point, cooker hood and sink unit with mixer tap. Two double glazed windows to rear, radiator, laminate floor, space for a fridge and under stairs storage cupboard.



**Dining Room 13'0" x 7'11" (3.980m x 2.419m)**



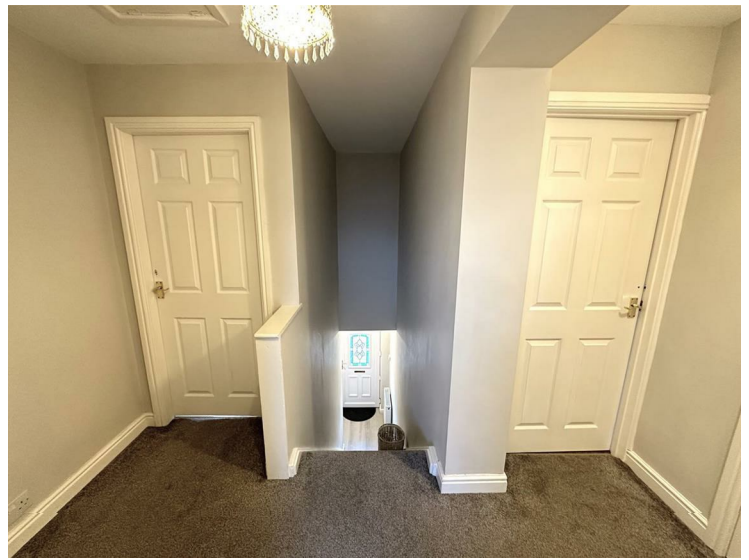
Incorporating a double glazed window to rear, radiator, door to side, laminate floor and door to the integral garage.



## First Floor Landing



Incorporating loft access with a pull down ladder.



## Bedroom One 11'8" x 10'7" (3.579m x 3.237m)



A double bedroom incorporating a double glazed window to front, radiator, laminate floor and built in storage cupboard.

**Bedroom Two 12'10" x 7'10" (3.921m x 2.407m)**



A double bedroom incorporating a double glazed window to front and a radiator.



**Bedroom Three 10'1" x 7'10" (3.094m x 2.400m)**



A generous sized single bedroom incorporating a double glazed window to rear and a radiator.

**Bathroom 6'7" x 5'5" (2.012m x 1.653m)**

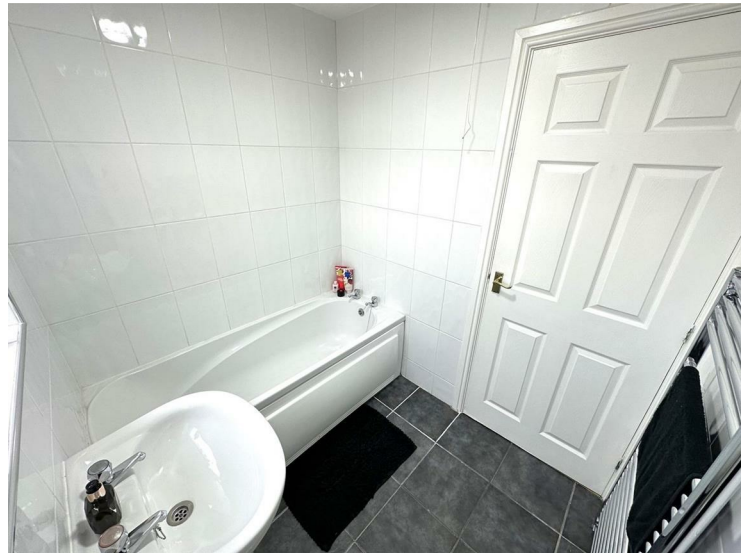


Incorporating a three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to rear, tiling to all walls, heated towel rail and tiled floor.



**Bedroom Four 11'8" x 6'11" (3.572m x 2.126m)**

A generous sized single bedroom incorporating a double glazed window to rear, radiator and exposed floor boards.





**[Shower Room 5'10" x 4'8" \(1.798m x 1.424m\)](#)**

**[Outside](#)**



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, tiling to all walls, tiled floor and heated towel rail.

The property is approached by block paved on site parking for approximately two/three vehicles leading to the integral garage. To the rear of the property there is an enclosed garden with patio seating area, lawn area and an outside tap.

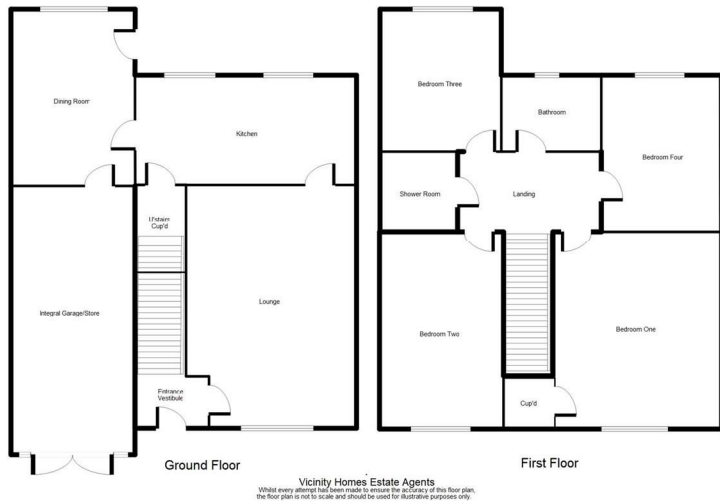




### Integral Garage/store 19'2" x 8'1" (5.867m x 2.473m)

Incorporating double opening doors, plumbing for a washing machine, power and lighting. Please note, there is restricted vehicle access due to the up and over door being replaced by double doors.

### Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/6214-2039-0102-0399-1196>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band B.

### Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

### Misrepresentation Act 1967

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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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