



**HACKNEY  
& LEIGH**

## Underskiddaw

16 Burnside Park, Underskiddaw, Keswick, CA12 4PF

A detached three bedroom traditional style holiday lodge most conveniently situated on a pleasant site at the ever popular Burnside Park located on the outskirts of Keswick and close to Skiddaw and Latrigg.

**Offers over £210,000**

### Quick Overview

Traditional style holiday lodge  
Pleasant position within a private park on the outskirts of Keswick  
Close to Skiddaw and Latrigg  
Three bedrooms  
Open plan living room and fitted dining kitchen with appliances  
Main bathroom and en-suite shower room  
Decked external terrace  
On-site parking



3



2



1



E



Superfast  
39Mbps



2

Property Reference: KW0358



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One

## Accommodation

### Ground Floor:

**Open Plan Living Room / Dining Kitchen** With feature period style fireplace, two electric heaters, double patio doors leading to the external decked terrace, fitted base and wall units, sink unit, integrated oven, hob, extractor unit and dish washer, plumbing for washing machine built in cupboard and cylinder cupboard.

### Inner Hall

**Bedroom One** With electric heater, built in wardrobes and dressing table.

**En-suite Shower Room** With WC, wash hand basin, shower cubicle, heated towel rail.

**Bedroom Two** With electric heater, built in wardrobes and dressing table.

**Bedroom Three** With electric heater, built in wardrobes and dressing table.

**Bathroom** With WC, wash hand basin, bath with shower over, heated towel rail.

**Outside:** Decked terrace and on-site parking space. There is a stream running by the front boundary, however, we are advised that this has not caused any flooding.

**Services** Mains electricity, water and drainage.

**Tenure** Leasehold - 150 year lease from 1st April 2000. 126 years remaining.

**Service Charge** We are advised that the service charge currently amounts to approximately £670 per quarter to cover maintenance of the park, council tax and water..

**Directions** From Keswick town centre proceed to the A591 towards Applethwaite and turn immediately right and then right again which will lead you into the Burnside Park entrance. Proceed ahead and take the first turning on the left and the lodge is located on the left.

**Viewings** By appointment with Hackney & Leigh's Keswick office.

**Price** Offers over £210,000 are invited.

**Anti Money Laundering:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Open Plan Living Room / Dining Kitchen



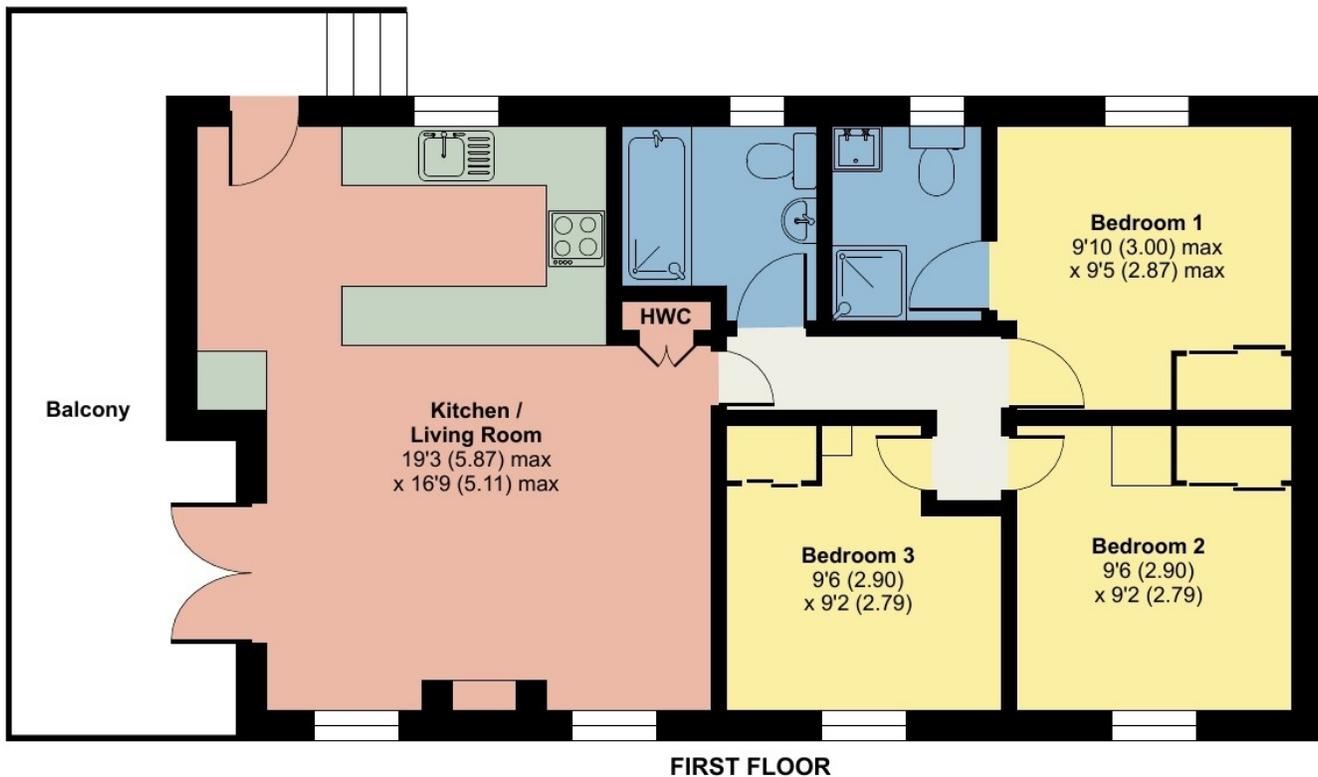
Decked Terrace

# 16 Burnside Park, Underskiddaw, Keswick

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/05/2024.

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