



## Keswick

4 Skiddaw Street, Keswick, Cumbria, CA12 4BX

A substantial four bedroom stone built period terrace house conveniently situated on a side street within easy walking distance of Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

There is potential to provide a rear extension to provide additional accommodation.

## Offers over £450,000

### Quick Overview

Substantial stone built period terrace house

Convenient side street location close to  
Keswick town centre

Potential for a rear extension

Four bedrooms

Two adjoining reception rooms

Fitted kitchen

Forecourt and rear yard

Ideal primary home, second home or holiday  
let investment



4



1



2



D



Ultrafast  
Broadband  
Available



On Street

Property Reference: KW0437





Living Room



Living Room



Kitchen



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Living Room

With period style fire surround and inset living flame gas fire, radiator, open plan to

#### Dining Room

With radiator, understairs cupboard.

#### Kitchen

With fitted base and wall units, stainless steel sink unit with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, radiator, external door.

### First Floor:

#### Landing

With built in cupboard.

#### Bedroom One

Front double bedroom with cast iron period fireplace, radiator.

#### Bedroom Two

Rear bedroom with radiator, built in cupboard including central heating boiler.

#### Bathroom

With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, radiator.

### Second Floor:

Landing with roof window.

#### Bedroom Three

Front double bedroom with dormer window and roof window, cast iron period fireplace, radiator.

#### Bedroom Four

Rear bedroom with roof window, radiator.





Living Room



Dining Room





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Outside:

Small front forecourt, self-contained rear courtyard with pedestrian access, adjoining stores, one with electric light, power for tumble drier and plumbing for washing machine.

### Services

Mains water, electricity, gas and drainage. Gas central heating to radiators.

### Council Tax

Band D.

### Tenure

Freehold.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Station Street and turn immediately left onto Southey Street. Take the second turning on the left onto Blencathra Street and Skiddaw Street is the last turning on the right.

### What3words

///scoop.interacts.dockers

### Price

Offers over £450,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

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 (incl. 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).





Bedroom One



Bedroom Three





Rear Yard



Front View

Request a Viewing Online or Call 01768 741741



# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01768 741741** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: [keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)



Total area: approx. 97.4 sq. metres (1048.4 sq. feet)

For illustrative purposes only. Not to scale.

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 04/03/2025.

Request a Viewing Online or Call 01768 741741