



**Hayward
Tod**

4 Bedroom Town House | Yew Tree Court | Dalston Road | Carlisle | CA2 5QA

£199,950





Spacious modernised townhouse across three floors, in a convenient location on Dalston Road, close to amenities, public transport and the city centre. Off-street parking to rear.

entrance hallway & stairs | ground floor bedroom | ground floor shower room | living room | first floor dining kitchen | large first floor living room | second floor en-suite bedroom | family bathroom | beds 3 & 4 | courtyard front garden | rear patio garden | off-street allocated parking | double glazing | gas central heating | mains water, electricity and drainage | EPC C | council tax band C | freehold

APPROXIMATE MILEAGES

Supermarket 0.2 | City centre 1 | M6 motorway 3 | Dalston 3.5

WHY YEW TREE COURT?

Perfectly positioned just a short distance to the south of the city centre the property is ideally located for access to a wide range of amenities, employers and public transport. The nearest supermarket is just a short walk and the city centre is not much further beyond. The completion in 2025 of the southern section of the city by-pass will further aid access to the M6 motorway and A595/6 for west Cumbria. A bus stop is just metres from the front door and a service provides access to Caldew secondary school during term time.

ACCOMMODATION

The spacious and flexible living accommodation is spread across three floors, with a ground floor bedroom and shower room offering an ideal space for an older child or dependant relative to have their own space. A good size living room at the rear opens out through double doors to the low maintenance courtyard garden and beyond that to the allocated parking. To the first floor there is modern dining kitchen, which has been upgraded by the current



owners. Double doors open from the dining end of the kitchen in to a second L-shaped living space which can also be accessed directly from the landing. Stairs lead up from here to the rest of the bedrooms and the family bathroom. The main bedroom, a good double, has an en-suite shower and there are two further bedrooms which are both ample. The property has benefited from considerable investment in improvements at the hands of the current owners, including new windows and doors, and represents the opportunity for the incoming buyer to come in and enjoy from day one without additional investment.



Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)

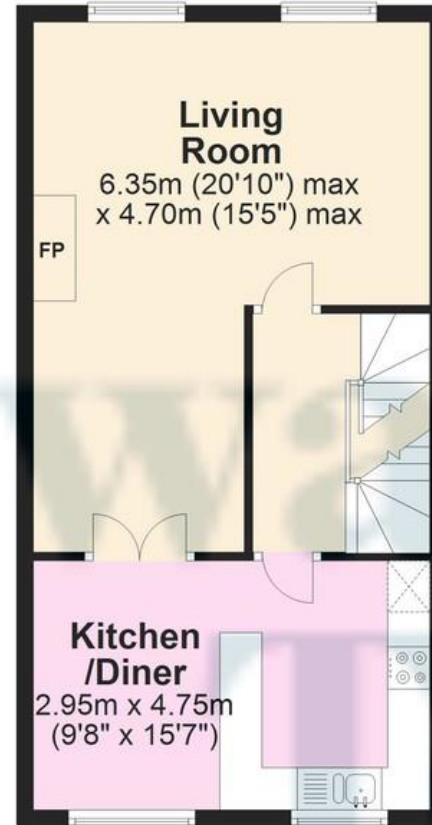


Reception Room
3.35m x 4.70m
(11' x 15'5")

Bedroom
3.30m x 2.50m
(10'10" x 8'2")

First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Living Room
6.35m (20'10") max
x 4.70m (15'5") max

Kitchen /Diner
2.95m x 4.75m
(9'8" x 15'7")

Second Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Bedroom
3.90m x 2.50m
(12'9" x 8'2")

Bedroom
3.50m x 2.10m
(11'6" x 6'11")

Bedroom
3.30m x 3.55m
(10'10" x 11'8")

Total area: approx. 129.2 sq. metres (1390.5 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.