



Scotby Green Steading

Scotby, Carlisle, CA4 8EH

Offers In The Region Of £112,000



- Spacious First Floor Apartment
- Large Living Room with Garden Views
- Two Double Bedrooms, Both with Fitted Wardrobes
- Large Communal Gardens with Patio
- Purchasers Over 55 Years Only

- Well Presented Throughout
- Fitted Kitchen
- Shower Room
- Central Village Location
- EPC - D

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Offers In The Region Of



Situated nicely in the heart of Scotby, within easy walking distance of the villages amenities including post office, shop and The Royal Oak public house, is this two double bedroom first floor apartment. Deceptively spacious, the apartment is well presented throughout and includes lovely maintained communal gardens with patio.

Available to purchasers over the age of 55 years, a viewing comes highly recommended.

The first floor accommodation briefly comprises: communal hallway, hallway, living room, kitchen, two double bedrooms and shower room internally with communal gardens and parking externally. Electric heating where stated and double glazing throughout. EPC - D and Council Tax Band - B.

Located centrally within the desirable village of Scotby, the property benefits excellent access into Carlisle, which takes less than 15 minutes by car. Within the village itself you have a post office and village shop which are perfect for the every-day essentials, with the Royal Oak public house for the grown-ups to enjoy and Scotby Primary School for little ones. The M6 motorway J43 and A69 are both within a five minute drive.

HALLWAY

Entrance door in from the first floor communal hallway with internal doors to the living room, kitchen, two bedrooms, shower room and a large storage cupboard. Telephone intercom system and warden alarm panel.

LIVING ROOM

15'6" x 9'10" (4.72m x 3.00m)

Double glazed window to the rear aspect, electric wall heater and electric fire suite.

KITCHEN

9'9" x 9'9" (2.97m x 2.97m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Freestanding electric oven, extractor unit, integrated fridge, integrated freezer, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap and double glazed window to the front aspect.

BEDROOM ONE

15'6" x 9'1" (4.72m x 2.77m)

Double glazed window to the rear aspect, electric wall heater and fitted wardrobes.

BEDROOM TWO

9'9" x 9'1" (2.97m x 2.77m)

Double glazed window to the front aspect, electric wall heater and fitted wardrobes.

SHOWER ROOM

6'10" x 5'6" (2.08m x 1.68m)

Three piece suite comprising WC, wash hand basin and corner shower enclosure with mains shower. Part tiled walls, extractor fan and electric towel radiator.

EXTERNAL

To the rear of the building is a large communal garden with paved seating area and communal drying area. Parking is available on a first come basis to the front of the building within the steading.

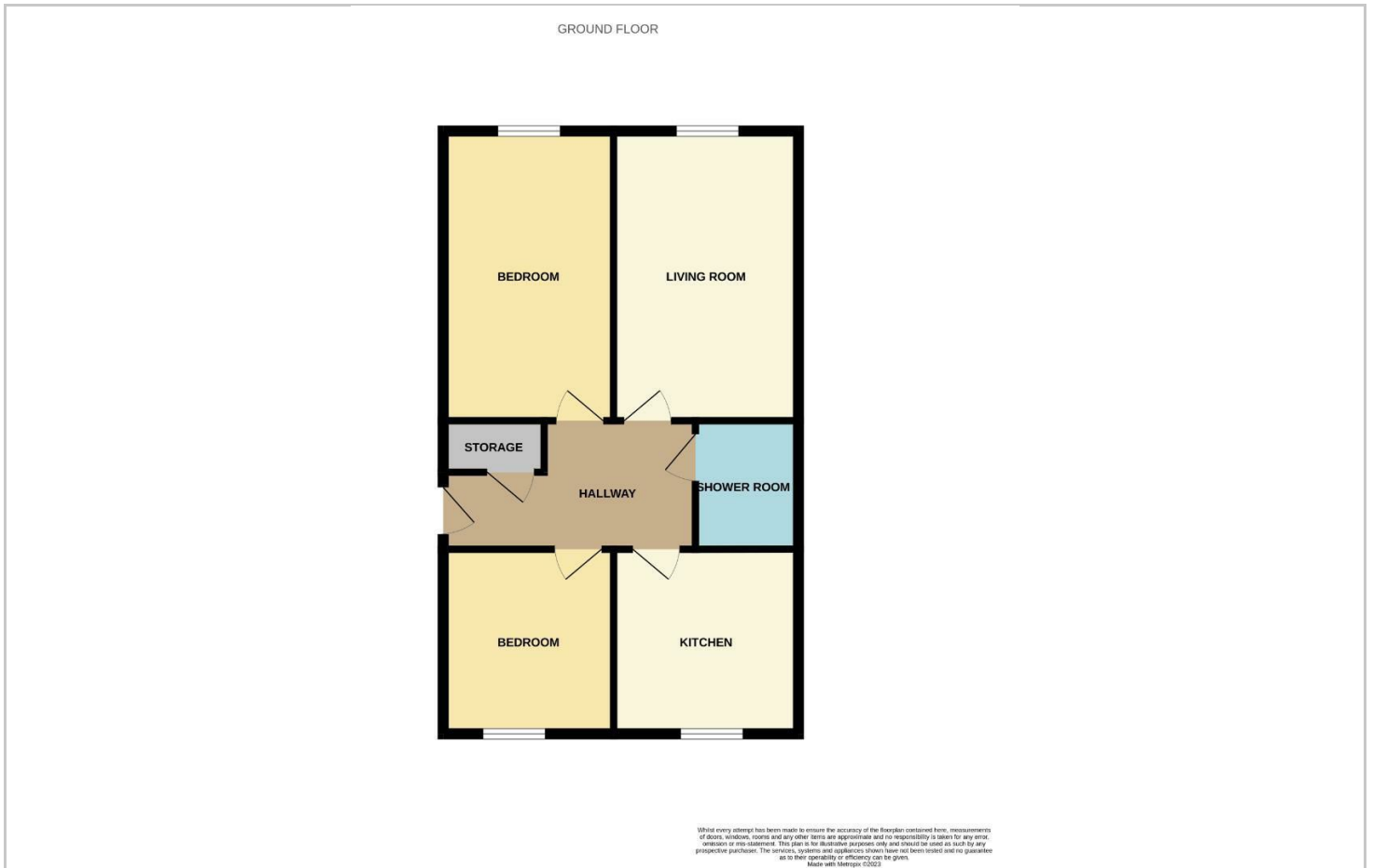
WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - [faces.countries.plea](https://www.what3words.com/faces.countries.plea)

PLEASE NOTE

Leasehold Title - 999 years from 12 April 1990. We have been advised there is a current maintenance fee of approximately £148.00 per month which includes the upkeep of the communal areas, gardens and buildings insurance. Available to purchasers over the age of 55 years.

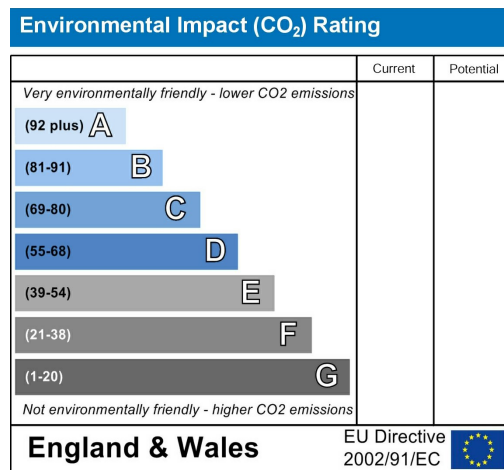
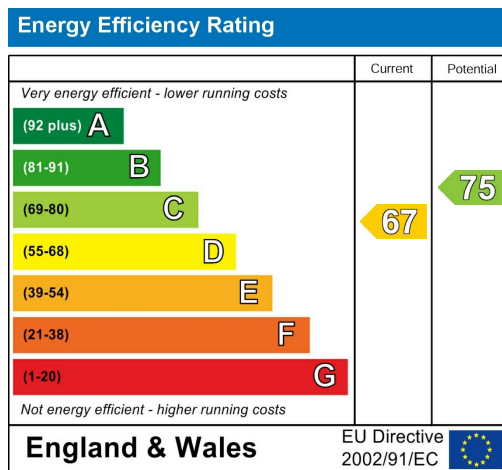
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 584249 Email:

centralhub@hunters.com <https://www.hunters.c>

