



## Sybil Street

Carlisle, CA1 2DT

£750 Per Calendar Month  
£865 Deposit



- Mid-Terraced House Close to Carlisle City Centre
- Modern Kitchen
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Council Tax Band - A
- Living Room with Front Aspect
- Modern Three-Piece Bathroom
- Rear Yard with Outbuilding
- Unfurnished Accommodation
- EPC - D

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£750 Per Calendar Month with £865 Deposit



A recently renovated one reception two bedroom mid-terraced home, conveniently located just off Greystone Road on the fringe of Carlisle City Centre and with ease of access to a wealth of amenities including shops, supermarkets, bars and restaurants.

Available on an unfurnished basis, the property boasts a modern kitchen and bathroom, new floorcoverings throughout and an enclosed rear yard. A viewing comes highly recommended.

No Pets & No Smokers.

The accommodation briefly comprises living room, kitchen, rear hall/utility and bathroom on the ground floor with a landing and two bedrooms on the first floor. Externally there is on-street parking, front forecourt garden and an enclosed rear yard. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - A.

## LIVING ROOM

13'2" x 12'1" (4.01m x 3.68m)

Entrance door from the front with internal door to the kitchen, radiator and double glazed window to the front aspect.

## KITCHEN

11'11" x 10'8" (3.63m x 3.25m)

Modern fitted kitchen comprising base, wall and drawer units with worksurfaces and splashbacks above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space for a fridge freezer, stairs to the first floor landing, radiator, internal door to the rear hall/utility and double glazed window to the rear aspect.

## REAR HALL/UTILITY

External door to the rear yard, internal door to the bathroom, wall-mounted gas boiler and space and plumbing for a washing machine.

## BATHROOM

6'10" x 5'9" (2.08m x 1.75m)

Modern three piece bathroom suite comprising WC, pedestal wash hand basin and bath with mains shower over. Part boarded walls, recessed spotlights, chrome towel radiator, extractor fan and obscured double glazed window.

## LANDING

Stairs up from the ground floor kitchen with internal doors to two bedrooms.

## BEDROOM ONE

12'10" x 10'10" (3.91m x 3.30m)

Double glazed window to the front aspect, radiator and built-in storage.

## BEDROOM TWO

12'0" x 7'8" (3.66m x 2.34m)

Double glazed window to the rear aspect, radiator and loft access point.

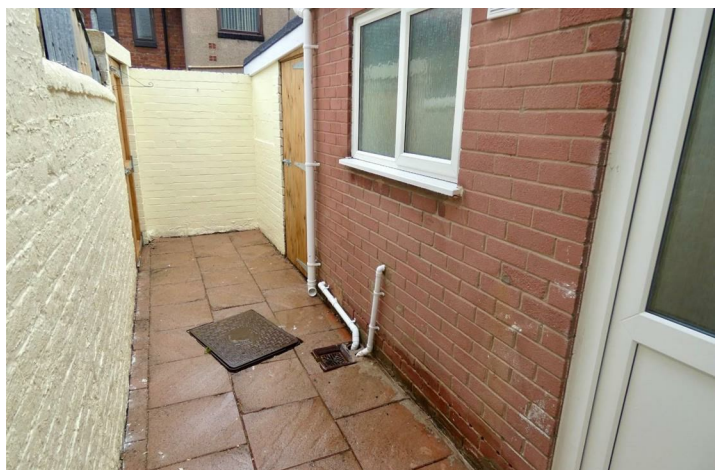
## EXTERNAL

Forecourt garden to the front with a fully-paved rear yard benefitting a outbuilding, cold water tap and access gate to the rear lane.

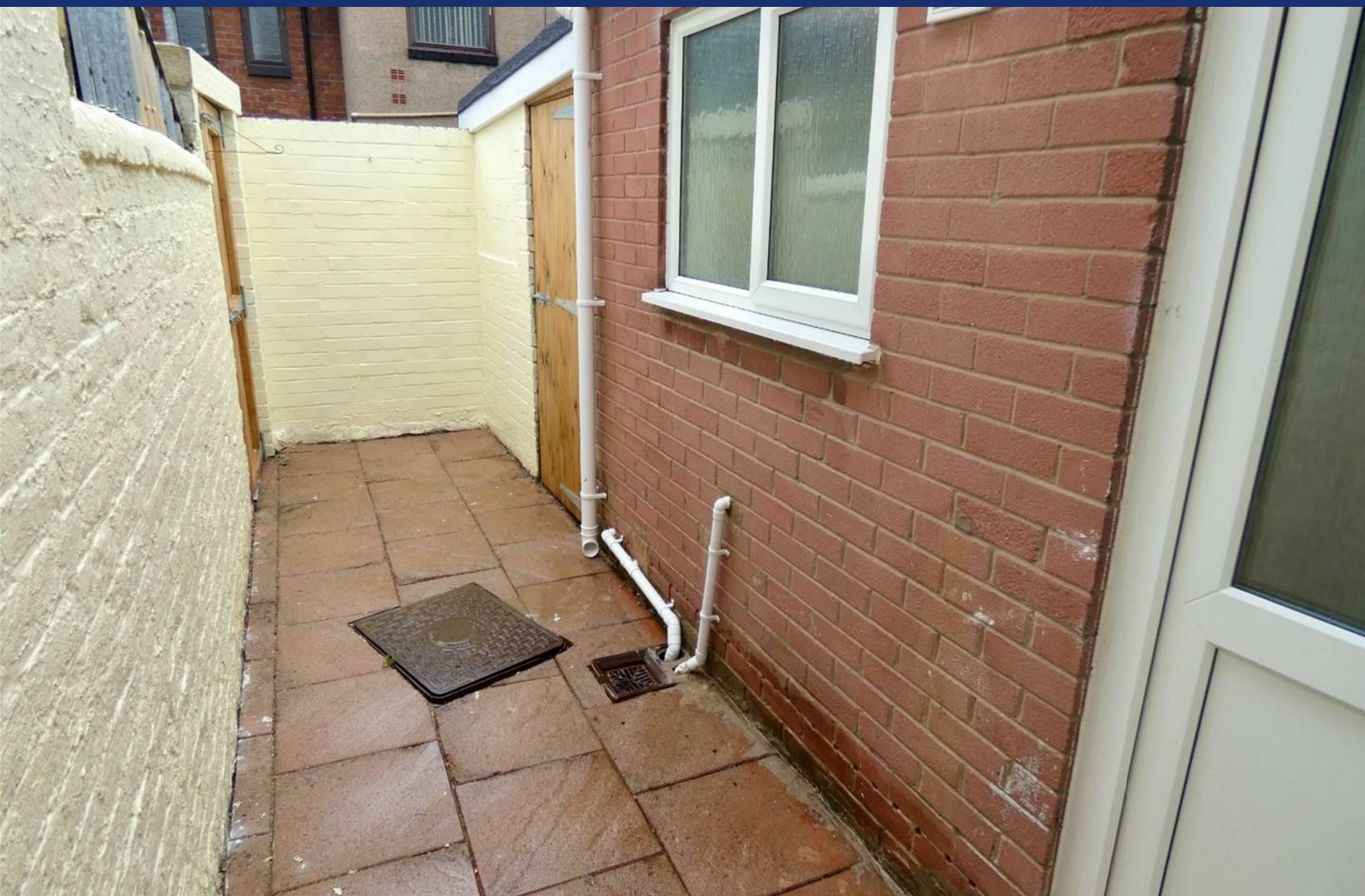


Floorplan

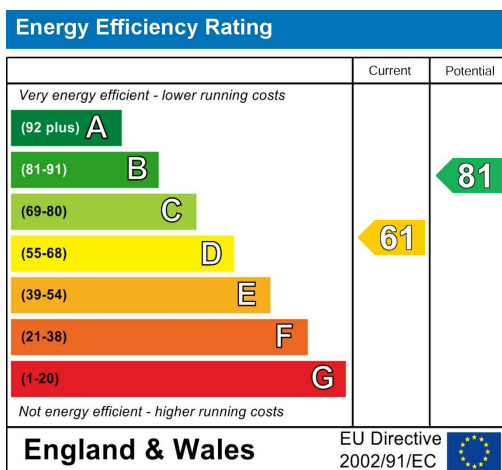








## Energy Efficiency Graph

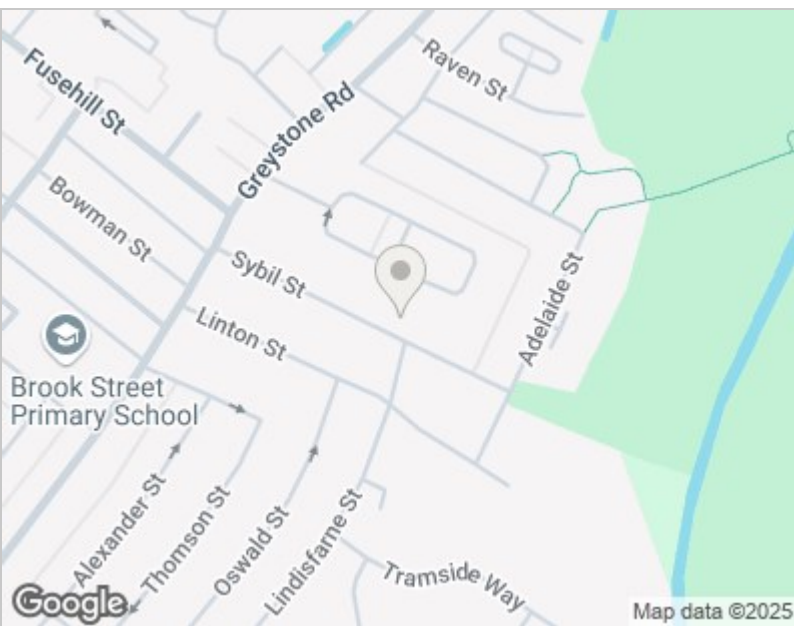


## Viewing

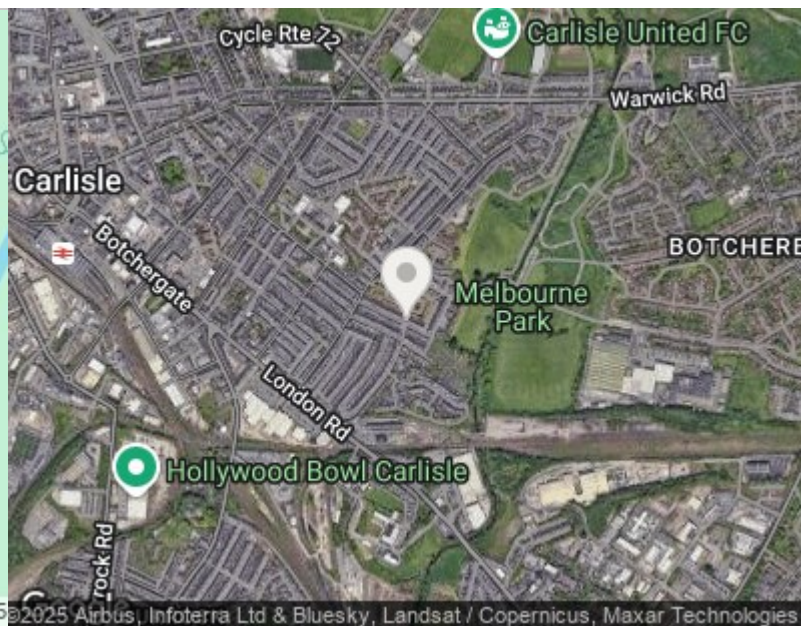
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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.

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