

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

29 Howard Park, Greystoke, CA11 0TU



- **Well Presented Modern Mid Terraced Cottage**
- **Highly Desirable Village Location with Excellent Access to the Surrounding Countryside**
- **Living Room with Multi Fuel Stove + Dining Kitchen**
- **2 Bedrooms + First Floor Bathroom with Shower Over the Bath**
- **Attractive and Well Maintained Gardens to the Front and Rear**
- **Off Road Parking for 2 Cars + Garage**
- **Oil Central Heating Via a Condensing Boiler**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax - B. EPC D**

Asking price £230,000

Located in one of the areas most desirable villages, being only 5 miles from Penrith, just under 3 miles from the Lake District National Park and surrounded by beautiful open countryside, 29 Howard Park is a well presented and cared for modern mid terraced cottage, offering Entrance Porch, Hallway, Living room, Dining Kitchen, Landing, 2 Double Bedrooms and a Bathroom. There are attractive front and Rear Gardens and an Off Road Parking Bay for 2 cars leading to a Garage. The property also benefits from uPVC Double Glazing, Oil Central Heating from a Condensing Boiler and an AGA Multi Fuel Stove in the living room.

Location

From the centre of Penrith, head up Castlegate and across the mini roundabout. Turn left at the next mini roundabout, signposted to Greystoke. In the village, turn right at the junction and follow the road for 200 yards, Howard Park is on the right hand side.

Amenities

In the village of Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil via a condensing boiler.

Tenure Freehold

The property is freehold and the council tax is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a uPVC double glazed porch with tiled flooring and a uPVC double glazed door to the;

Entrance Hall

Having a double radiator, a telephone point and stairs to the first floor. A door opens to the;

Living Room 12' x 11'5 (3.66m x 3.48m)

An AGA multi fuel stove is set in a simple inglenook with sandstone hearth. To one side of the chimney breast is a shelved niche with floor cupboard housing the telecoms point. A uPVC double glazed window faces to the front overlooking the garden and there is a double radiator and a TV lead. A short door gives access to the under stairs storage which also houses the MCB consumer unit and a door opens to the;



Dining Kitchen 9'1 x 14'9 (2.77m x 4.50m)

Fitted to one end with cream fronted shaker style units and a wood effect worksurface incorporating a ceramic single drainer sink with mixer tap and tiled splashback. There is a built-in electric double oven and ceramic hob with stainless steel and glass cooker hood, plumbing for a washing machine and space for an upright fridge freezer. There is a double radiator and uPVC double glazed windows and door with integral blinds face to the rear looking across the garden to the surrounding countryside.



First Floor-Landing

A ceiling trap with drop-down ladder gives access to the insulated roof space.

Bedroom One 11'11 x 11'6 (3.63m x 3.51m)

A recessed wardrobe above the stairhead houses a single radiator. There is a double radiator and a uPVC double glazed window to the front looking out across the rooftops opposite to the surrounding countryside

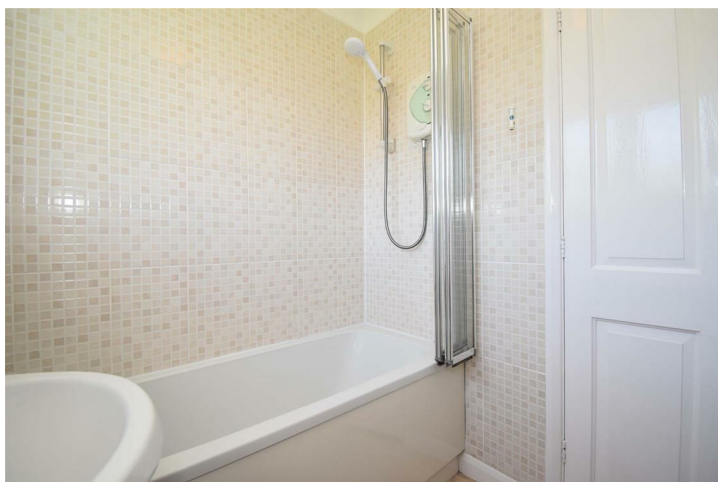


Bedroom Two 10'9 x 8'4 (3.28m x 2.54m)

Having a double radiator, a telephone point and a uPVC double glazed window to the rear with a view over the gardens to the surrounding countryside.

**Bathroom 5' 5 x 6'1 (1.52m 1.52m x 1.85m)**

Fitted with a toilet, a wash basin and a bath with and a Triton electric shower over and a folding shower screen. The walls are tiled to two sides and there is a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

The front garden is laid mainly to grass with a hedge to either side, a flower border along one side and a path from the front door to the pavement.



The rear garden is again laid to lawn with a well stocked flower/shrub border to one side and a path to a gate which gives rear access around the end of the short row of houses.



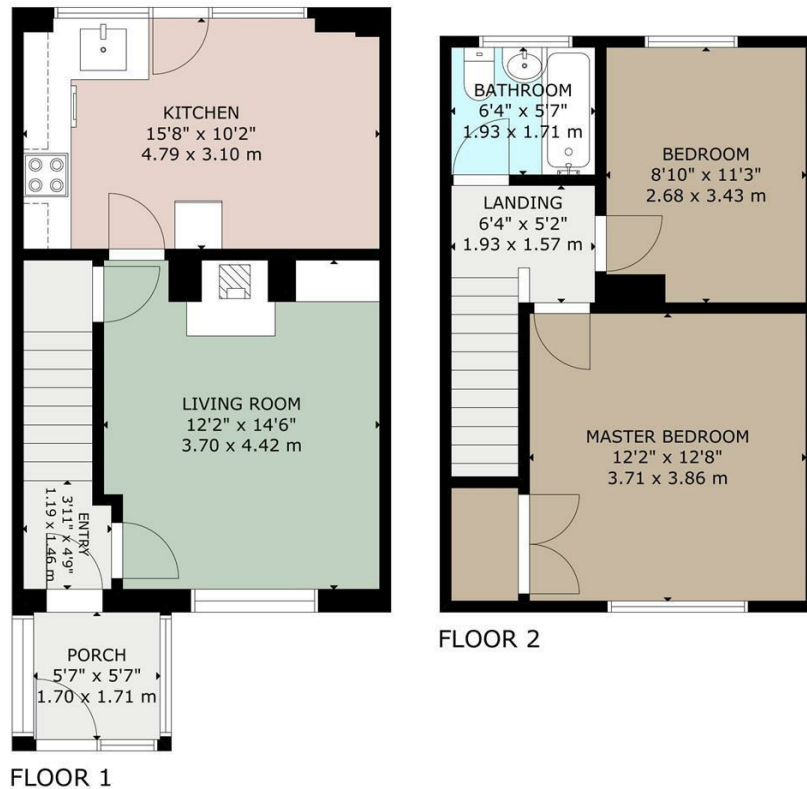
Outside there is also a Grant oil fired condensing combi boiler which provides the hot water and central heating.

To the left end of the row of houses is an off road parking area for 2 cars which also gives access to the;

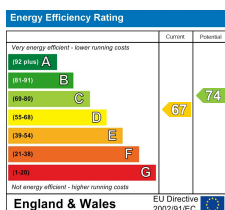
Garage 17'5 x 8'2 (5.31m x 2.49m)

Having an up and over vehicle door.





GROSS INTERNAL AREA
TOTAL: 71 m²/774 sq ft
FLOOR 1: 36 m²/393 sq ft FLOOR 2: 35 m²/381 sq ft
EXCLUDED AREAS: PORCH: 3 m²/31 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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