



4 Murton View, Appleby-In-Westmorland, CA16 6RF

Guide Price £125,000

PFK

4 Murton View

The property:

A superb one bedroom, ground floor apartment, newly renovated and located in the desirable area of Murton View. Well proportioned throughout, this property would lend itself as a buy to let or as a first time buyer home.

Conveniently located for the towns amenities and with a sizeable conservatory overlooking the garden, there is a lot to like about this deceptive home, which is well presented throughout.

With a pleasant front aspect living room, the accommodation also comprises a stylish kitchen, double bedroom, contemporary bathroom, conservatory and excellent storage cupboard, all of which is complemented by a generous side to rear garden and off road parking. This property certainly lends itself to a variety of buyers, especially those looking to acquire their first home or a buy to let investment.

KEY FEATURES:

- One bed ground floor apartment
- Well proportioned
- Conservatory
- Private parking
- Generous garden
- Council Tax: Band A
- Tenure: leasehold
- EPC rating D



Appleby-In-Westmorland

The location:

Appleby is an historic market town located just 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

ADDITIONAL INFORMATION

Leasehold Information

The property is leasehold with the lease granted in December 1985 for a period of 999 years. An annual ground rent of £25 per annum is payable, together with an annual insurance premium of £230 through the management company.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





ACCOMMODATION

Entrance Hall

The property is accessed via a UPVC part glazed front door leading into the hallway with useful built in cupboard and doors to the living room and the bathroom.

Bathroom

7' 3" x 5' 7" (2.20m x 1.70m)

Fitted with a newly installed white three piece suite comprising bath with shower over, WC and wash hand basin. Tiled walls, radiator and wood effect flooring.

Living Room

11' 0" x 14' 5" (3.35m x 4.40m)

A front aspect reception room with space for dining facilities, radiator and doors leading to the kitchen and the bedroom.

Kitchen

7' 8" x 10' 3" (2.33m x 3.13m)

A stylish kitchen fitted with a good range of wall and base units with complementary work surfacing incorporating white sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with hob and extractor over, space for washing machine and under counter fridge, wall mounted central heating boiler, radiator, rear aspect window and part glazed UPVC door into the conservatory.

Conservatory

11' 6" x 10' 2" (3.50m x 3.10m)

A generous room with glazing to two sides and privacy panel to the third, double patio doors leading down to the rear garden via wooden steps.

Bedroom

10' 6" x 9' 10" (3.20m x 3.00m)

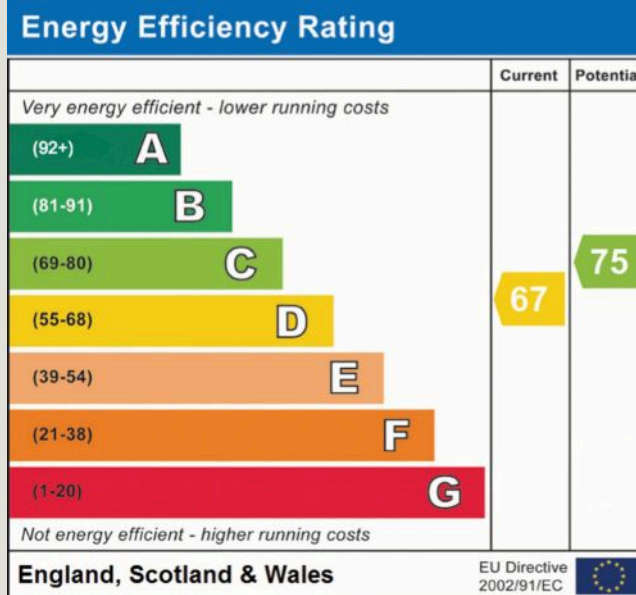
A rear aspect double bedroom with radiator.





GARDEN

To the front of the property is a low maintenance gravelled area with path leading up to the property. There is offroad parking to the side of the property with gated access to the rear garden which is mainly laid to lawn and bordered with hedging, benefitting from a timber shed.





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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