Rosedene, Battlebarrow, Appleby CA16 6XT

Guide Price **£130,000**

PFK

Rosedene

Battlebarrow, Appleby-In-Westmorland

This two bed ground floor flat in Appleby offers comfortable living in a convenient location. The property features a living space, a modern kitchen, shower room and two good sized bedrooms. Situated close to local amenities, it's ideal for anyone looking for a straightforward, easy to maintain home in a pleasant area. Perfect for first-time buyers or those looking to downsize.

Appleby-in-Westmorland

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, the Lake District National Park 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 benefits from a railway station on the scenic Settle to Carlisle line.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

Central Hallway
Accessed via part glazed composite front door. With doors to all rooms and UPVC door giving access out to the rear of the property.

Lounge
12' 10" x 11' 6" (3.90m x 3.50m)
A front aspect reception room with electric radiator.

Kitchen
12' 2" x 8' 2" (3.70m x 2.50m)
Fitted with a good range of wall and base units with complementary work surfacing and splashbacks, incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, plumbing for washing machine, space for fridge freezer, electric radiator and twin rear aspect windows.

Bedroom 1
12' 10" x 11' 6" (3.90m x 3.50m)
Double bedroom with built in wardrobe, electric radiator and large front aspect window.

Bedroom 2
12' 10" x 10' 10" (3.90m x 3.30m)
A rear aspect double bedroom with electric radiator.

Shower Room
Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin, obscured rear aspect window.

Garden

To the front of the property, there is an easily maintained walled garden, laid to gravel with a path leading to the front door. To the rear, there is a small yard area with space for refuse bins and also private parking for one car which can be accessed from the rear.

ADDITIONAL INFORMATION

Referral & Other Payments

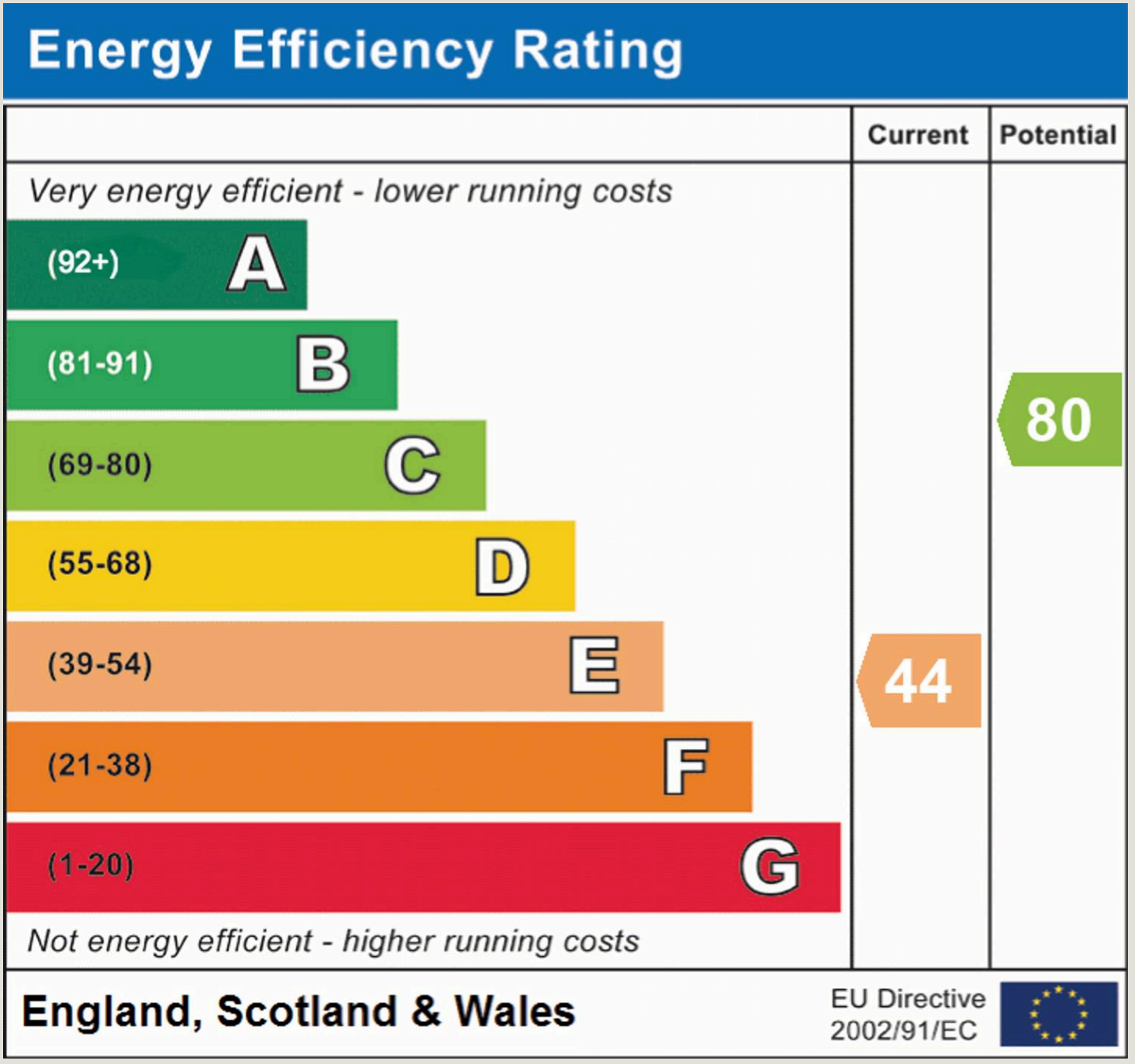
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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.

Services

Mains electricity, water & drainage. Electric heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

From Penrith, travel along the A66 eastbound, taking the Appleby junction and following the road into Appleby itself. Continue along the road and under the railway bridge, passing the Grammar School on the right hand side. The property can be found on left hand side and a 'For Sale' board has been erected for identification purposes.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
44
80
England, Scotland & Wales
EU Directive 2002/91/EC

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