



**32 Scattergate Green, Appleby-In-Westmorland – CA16 6SP**

Guide Price **£195,000**

**PFK**



## 32 Scattergate Green

Appleby-In-Westmorland, Appleby-In-Westmorland

Delightful terraced home in Appleby-in-Westmorland. Spacious layout, lounge with large window, kitchen-diner, utility area, modern shower room, 4 bedrooms, family bathroom. Enclosed front garden, rear lawn with seating area, sheds, summer house. Shared parking. Please note this property is subject to a local occupancy restriction.

- 4 Bedroomed family home
- Large garden
- 2 Bathrooms
- Cumbria Wide local occupancy restriction
- Tenure - freehold
- EPC rating - TBC
- Council tax - Band B

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.

**Directions:** from the centre of Appleby head straight up Boroughgate, following the main road round to the right in front of the castle and then take the third turning on the right into Scattergate Green. Take the first left and head down to the right, number 32 is at the head of the cul-de-sac.







## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed entrance door.  
Radiator and stairs to first floor accommodation.

### Lounge

14' 1" x 10' 3" (4.30m x 3.12m)

Front aspect reception room with feature fire surround housing electric fire, alcove shelving and large, front aspect, picture window.

### Kitchen/Diner

17' 1" x 9' 11" (5.21m x 3.01m)

Rear aspect room fitted with a range of wall and base units with complementary laminate work surface and 1.5-bowl sink/drain unit. Space for freestanding cooker with extractor fan above, and space/plumbing for dishwasher and washing machine. Radiator and space for dining table.

### Utility Space

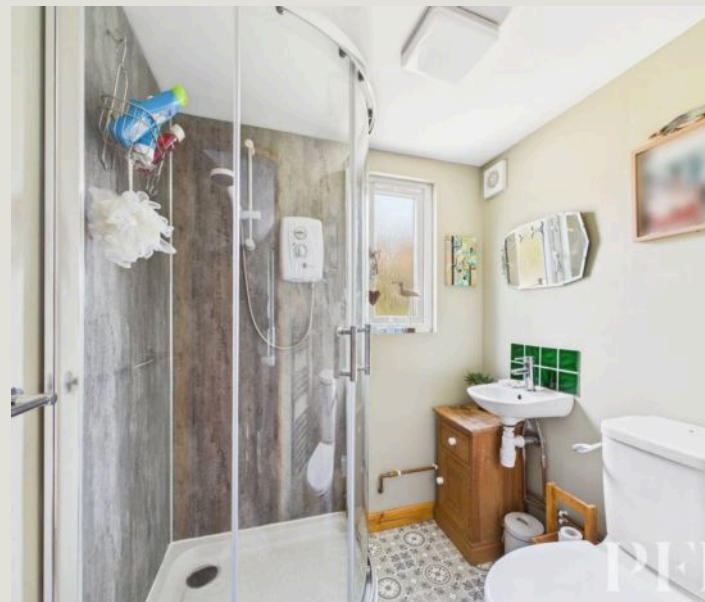
14' 9" x 5' 6" (4.50m x 1.68m)

With cloaks hanging area, understairs storage, space/power for fridge and tumble dryer and wall mounted boiler. External door providing access to the rear of the property and internal door to:-

### Shower Room

5' 10" x 5' 1" (1.77m x 1.54m)

Fitted with shower enclosure (electric shower), WC and wash hand basin. Obscured window and heated towel rail.







## First Floor

### Bedroom 1

12' 0" x 9' 8" (3.67m x 2.94m)

Double bedroom with two, front aspect, windows, radiator and built in wardrobe.

### Bedroom 2

12' 4" x 10' 3" (3.75m x 3.13m)

Double bedroom with two, front aspect windows, radiator and built in wardrobe.

### Bedroom 3

8' 6" x 9' 11" (2.59m x 3.03m)

Rear aspect, small double/large single bedroom with radiator.

### Bedroom 4

8' 2" x 6' 11" (2.49m x 2.11m)

Rear aspect, single bedroom with radiator.

### Bathroom

6' 0" x 5' 5" (1.83m x 1.66m)

Partly tiled bathroom with three piece suite comprising bath with shower over, WC and wash hand basin. Obscured window, built in cupboard and tiled floor.







## EXTERNALLY

### Front Garden

To the front of the property there is a small walled garden, laid with decorative stones for ease of maintenance and with pathway to front entrance door.

### Rear Garden

Good sized rear garden incorporating lawn, gravelled patio seating area, paved area, raised beds and flower borders. Two sheds and a summerhouse.

### On street Parking

1 Parking Space





## ADDITIONAL INFORMATION

### Services

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

### Local Occupancy Restriction

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

### 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.

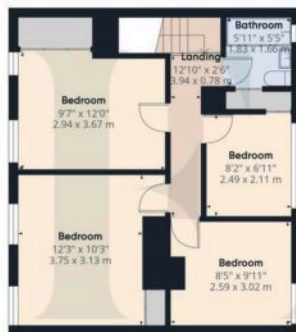
### Right of Access

A passageway runs between this and the neighbouring property. We understand the passageway is owned by NO. 32 and that the adjoining property has a right of access. Prospective purchasers are advised to satisfy themselves regarding this matter.





Floor 0



Floor 1

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Approximate total area<sup>®</sup>

1005.04 ft<sup>2</sup>  
93.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360





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