



18 Salkeld Road, Penrith, CA11 8QL  
Rental Price: £1,000 pcm

PFK



# 18 Salkeld Road

## The property & location:

18 Salkeld Road is ready and waiting for new tenants, just a short walk from Penrith town centre, this superb 3 bed family semi is sure to be popular.

To the ground floor is a dual aspect lounge and a triple aspect spacious dining kitchen, plus a handy utility room. To the first floor are 3 bedrooms, a family bathroom, all neutral and beautifully maintained by the landlords.

Externally there is a large lawned front garden, path around to the rear paved courtyard garden offering great views over to the fells, and steps leading down to the driveway parking and double garage.

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

**EPC - C / Council Tax - Band B / Tenure - Freehold**

### Directions

18 Salkeld Road can be located with the postcode CA11 8QL and identified by a PFK To Let board.

Alternatively by using What3Words:

///amicably.grow.crush





## ACCOMMODATION

Entrance Hall

Lounge

Kitchen / Diner

Utility Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNALLY

Front Garden

Gated pedestrian access with large lawn area, path to front door and leading down the side to the rear, outside tap.

Rear Garden

Large block paved courtyard garden with steps leading down to the garage and driveway.

Double garage

2 Parking Spaces

Driveway

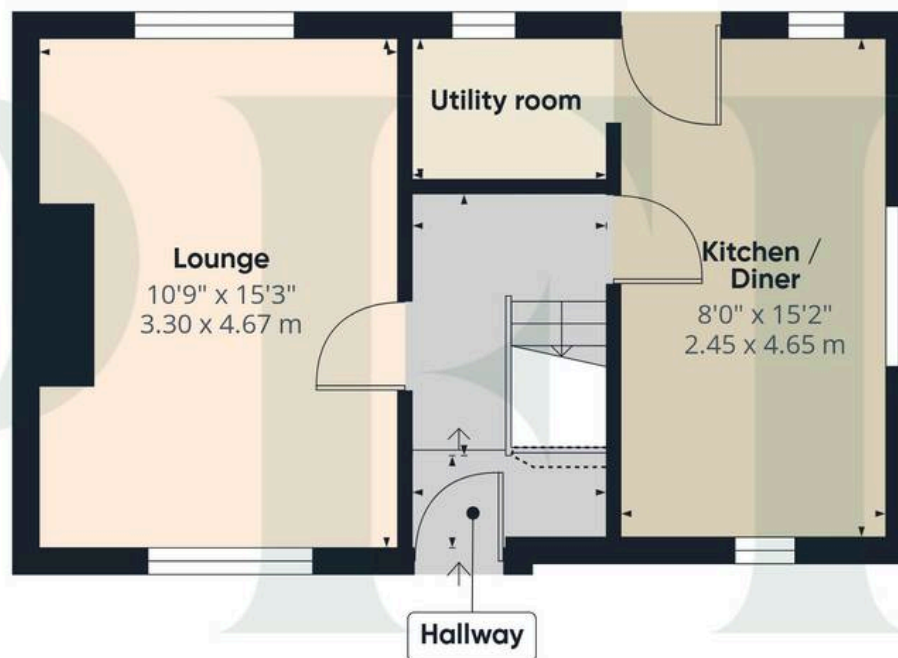
2 Parking Spaces

To gain access to the driveway please refer to What3Words: [:///increment.regret.intestine](#) this is where you gain access to the lane that will lead you to the driveway and garage which you will find here: [:///replying.latitudes.pegged](#)

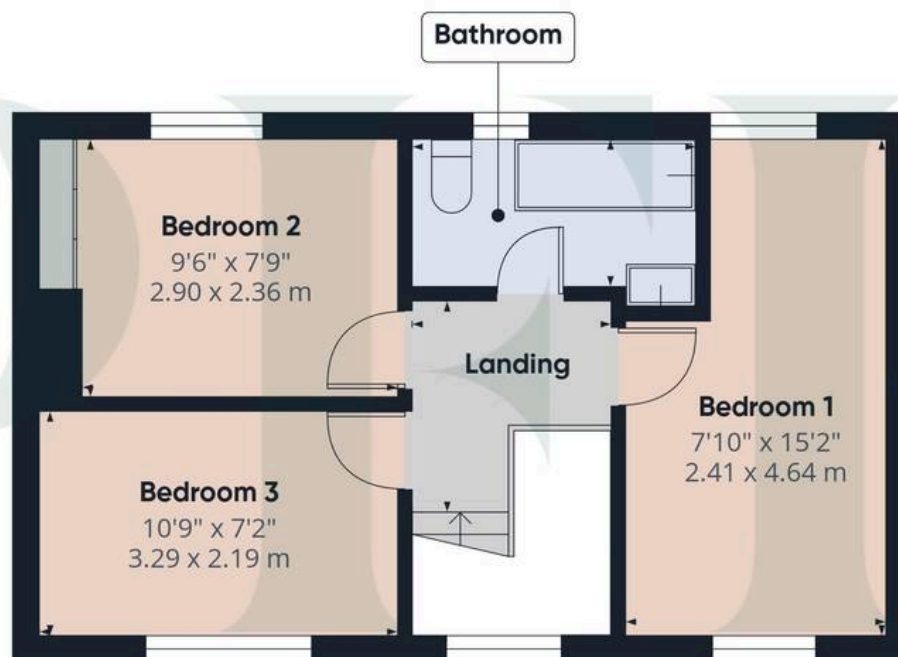








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

707 ft<sup>2</sup>

65.7 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ADDITIONAL INFORMATION

### Management, Terms & Conditions

Management: this property is not managed by PFK. Terms: Rental: £1000 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

### Permitted Payments

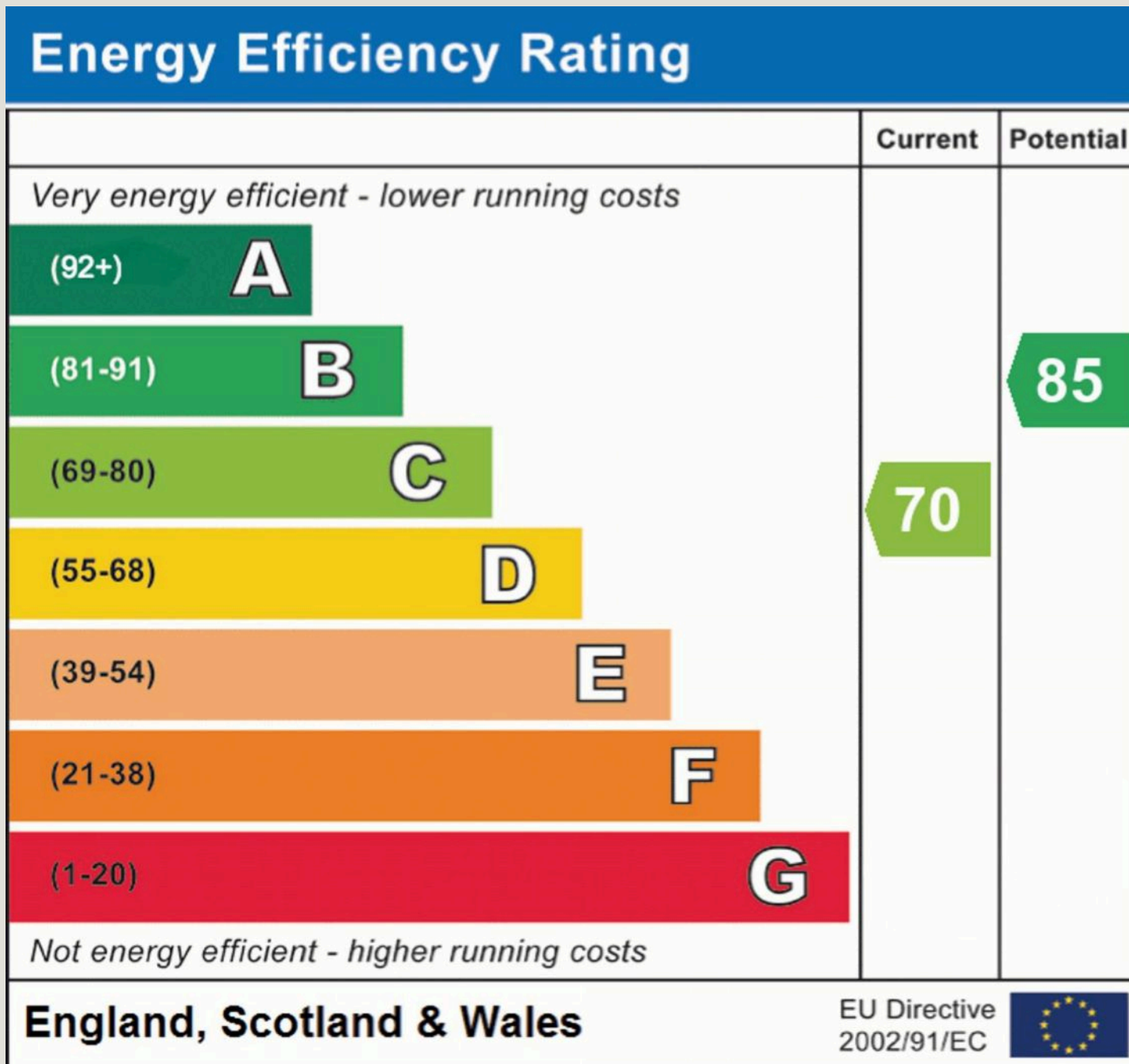
Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

### Referral & Other Payments

PFK works with preferred providers for certain letting services. While their prices are competitive, you are under no obligation to use them and may wish to compare alternatives. If you choose to proceed, PFK will receive a referral fee. For example, M & G EPCs Ltd – PFK receive a fee of £35 for an EPC and floorplan, £24 for an EPC only, and £6 for a floorplan only. RentGuarantor Ltd pays PFK 7.5% of the revenue they collect. PFK also receives payments for inventories (£80–£130), tenant referencing (£32), fitting smoke/carbon monoxide alarms (£5), Homebox for utility management (£10.00 per tenant package) and AML checks via Landmark (£8.50–£15.50). All figures include VAT.

### Services

Mains electricity, gas, water & drainage; gas central heating, double glazing. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







## PFK Estate Agents

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