



13 Romany Way, Appleby-In-Westmorland, CA16 6XY

Guide Price £200,000

PFK

13 Romany Way

Appleby-In-Westmorland

This excellent three-bedroom semi-detached house is well-positioned at the head of the cul-de-sac, affording an elevated position and good-sized garden. Ready for new owners to place their own stamp on the property, this delightful home features a bright, spacious reception room enhanced by large windows that flood the space with natural light, and with a tiled fireplace housing a gas fire. This room offers ample space for dining facilities and leads through to the kitchen. Benefitting from an external side door, the kitchen over looks the rear garden and currently offers both wall and base units with space to accommodate a free-standing cooker and washing-machine. A useful pantry provides additional space for a fridge/freezer, shelved storage and houses the consumer unit.

Off the front entrance hall, which benefits from useful cupboards, the stairs lead to the first floor landing. The landing provides access to the loft space, bathroom, comprising a three piece suite and cupboard housing the boiler, and three bedrooms, two of which are double rooms and one which is a front aspect single room.

Externally, the property boasts an expansive, well-maintained garden – complete with a lush lawn, mature hedges, and ample space for outdoor dining, play, or gardening. An outdoor storage shed adds further utility to the generous plot and an outdoor taps adds convenience. The front of the house boasts a welcoming garden, vibrant with greenery, and there is the added advantage of off-road parking and an useful single garage. With its combination of attractive living spaces, practical features, and beautiful gardens, this home is ideal for families or anyone seeking comfort, style, and plenty of outdoor space.





13 Romany Way

Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south east of Penrith and J40 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.

- 3 bed semi detached property
- Spacious & well maintained garden
- Offroad parking & single garage
- Head of cul-de-sac position
- Convenient location
- No onward chain
- Tenure - Freehold
- Council Tax Band C
- EPC rating C



ACCOMMODATION

Hallway

5' 5" x 9' 7" (1.66m x 2.91m)

Living/Dining Room

11' 1" x 22' 3" (3.37m x 6.79m)

Kitchen

8' 0" x 8' 0" (2.43m x 2.44m)

Pantry

4' 9" x 4' 4" (1.46m x 1.33m)

Landing

3' 2" x 5' 7" (0.97m x 1.71m)

Bedroom 1

10' 9" x 10' 8" (3.27m x 3.26m)

Bedroom 2

10' 8" x 11' 2" (3.24m x 3.40m)

Bedroom 3

5' 10" x 8' 3" (1.79m x 2.52m)

Bathroom

5' 10" x 7' 8" (1.77m x 2.34m)

Garage

7' 10" x 16' 4" (2.39m x 4.97m)

Rear Garden

Front Garden

Parking - Driveway

1 Parking Space



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Directions

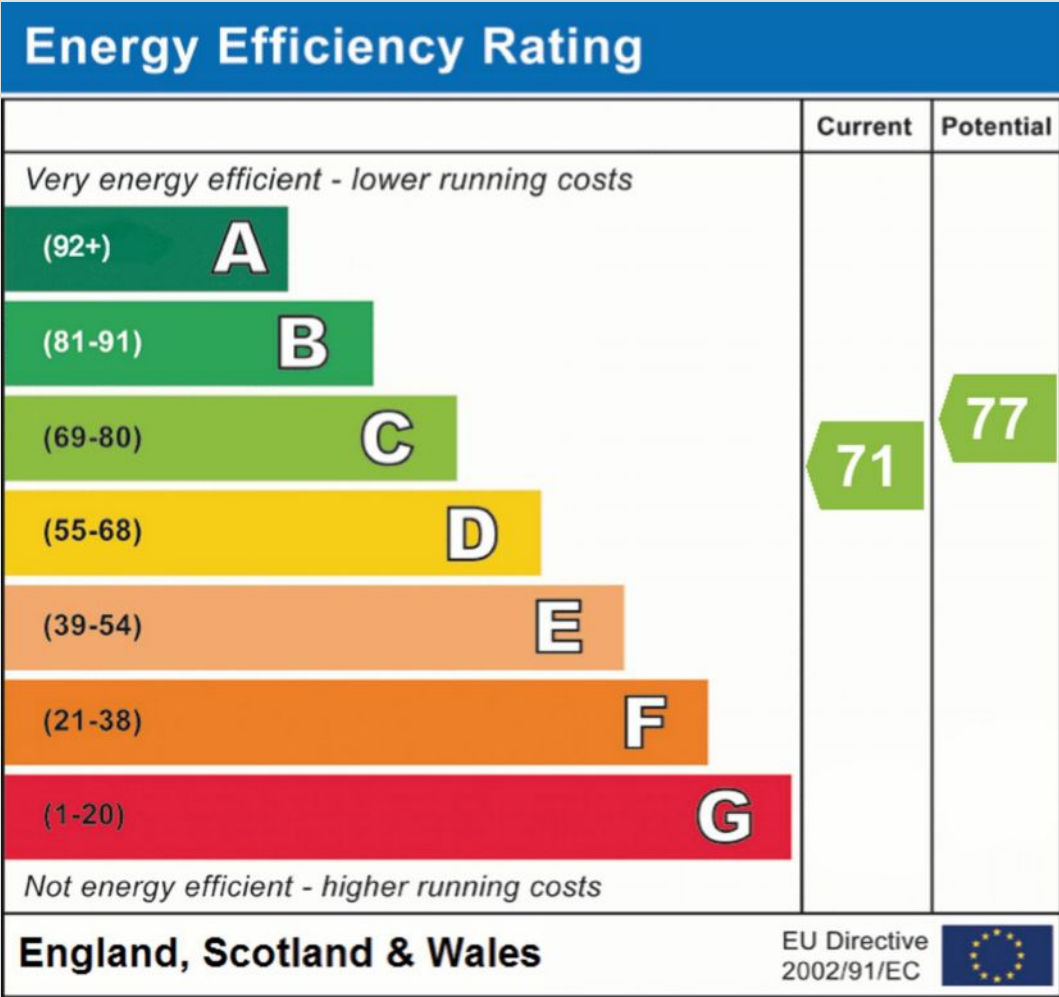
What3Words - ///emotional.metals.indicate From the centre of Appleby, proceed along Bridge Street and turn left. At the junction turn left into The Sands and follow the road under the railway bridge. Halfway up Long Marton road take the right hand turn onto Romany Way and the property can be found at the head of the cul-de-sac.

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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.









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