



6c Bongate, Appleby-In-Westmorland, CA16 6UE
£750 pcm

PFK

6c Bongate

Appleby-In-Westmorland

A Well-Presented Two-Bedroom Home with Conservatory and Private Parking

Located in a convenient and popular residential area, this attractive two-bedroom property offers spacious accommodation, modern fittings, and low-maintenance gardens—ideal for tenants seeking comfort and practicality.

Entering from the front, you are welcomed into the **living room**, a generous space with ample room for both lounging and dining. Stairs rise from this room to the first floor, while a door leads through to the **utility room**, where you will also find the **downstairs WC**.

From the living room, two openings provide access to both the **conservatory** and the **kitchen**. The conservatory is a versatile additional living space, enhanced with **underfloor heating**, making it usable and comfortable year-round.

The **kitchen** is fitted with a range of wall and base units complemented by modern worktops and **integrated appliances**, including a fridge freezer, oven, hob, extractor and washing machine. A 1.5 stainless steel sink with mixer tap sits beneath a window overlooking the rear garden, while a part-glazed door provides direct access outside.



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To the first floor, the property offers a **dual-aspect main bedroom**, providing excellent natural light and a spacious feel. A second **rear-aspect double bedroom** makes an ideal guest room or office. The accommodation is completed by the **family bathroom**, fitted with a three-piece suite comprising WC, basin and bath with shower over, along with a heated towel rail.

Externally, the property features a **low-maintenance front garden** bordered by a low wall, iron railings and a pedestrian gate. A pathway leads to the front entrance. To the rear, a **good-sized patio garden** offers an easy-care outdoor space perfect for relaxing or dining. Flagged steps lead up to the **parking area**, where the property benefits from **two private parking spaces** (parallel). *Please note: a clause restricts parking of marked commercial vehicles in this area.* Roadside parking is also available at the front of the property.

With its thoughtful layout, modern conveniences and excellent outdoor space, this lovely home offers comfortable and practical living in a highly accessible location.





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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 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.

- Attractive 2 bed barn conversion
- Immaculately presented
- Low maintenance patio garden
- Mid-terraced cottage
- Allocated parking for 2 cars
- Council Tax Band - B
- EPC Rating - D

Directions

The property can be located by using What3Words - [///flats.gobbling.marriage](http://flats.gobbling.marriage) or via the Post Code CA16 6UE. A For Let board has also been erected for identifying purposes.



ACCOMMODATION

GROUND FLOOR

Living Room / Dining

19' 7" x 13' 7" (5.98m x 4.14m)

Kitchen

5' 10" x 13' 6" (1.79m x 4.12m)

Conservatory

7' 9" x 8' 11" (2.35m x 2.71m)

Utility / Cloaks

5' 3" x 4' 10" (1.61m x 1.47m)

Downstairs WC

2' 10" x 5' 3" (0.86m x 1.61m)

FIRST FLOOR

Landing

Bedroom 1

13' 8" x 10' 7" (4.17m x 3.22m)

Bedroom 2

8' 1" x 8' 3" (2.47m x 2.52m)

Family Bathroom

5' 4" x 7' 11" (1.62m x 2.41m)

EXTERNAL

Rear Patio Garden

Parking - Off street - 2 Parking Spaces

Parallel parking spaces for 2 vehicles



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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

Referrals & Other Payments

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50 Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: • Inventories: £80 to £130 • Tenant Referencing: £32 • Fitting of Smoke/Carbon Monoxide Alarms: £5

Management Terms & Conditions

Management: this property is not managed by PFK.
Terms: Rental: £750PCM 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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