



## Keswick

Offers in the region of **£425,000**

39 Southey Street, Keswick, CA12 4EE

A charming cottage style two bedroom period terrace house most conveniently situated on a side street in Keswick town centre and benefitting from recent comprehensive upgrading. This most appealing house is equally suitable as a primary home, recreational second home or for lucrative holiday letting.

### Quick Overview

Charming cottage style period terrace house  
 Recently comprehensively upgraded  
 Convenient side street location in Keswick town centre  
 Two double bedrooms  
 Living room and sitting room  
 Fitted kitchen with integrated appliances  
 Luxury bathroom  
 Useful spacious basement with utility and storeroom  
 Paved rear yard with pedestrian access  
 Ideal primary home, second home or for lucrative holiday letting

Property Reference: KW0538



2



1



2



C



Ultrafast  
Broadband  
Available



On Street



Living Room



Sitting Room



Sitting Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

With tiled floor.

#### Entrance Hall

With radiator.

#### Living Room

With feature bay window, recessed fireplace including wood burning stove, two radiators.

#### Sitting Room

With recessed fireplace including wood burning stove, radiator, glazed external door to the rear yard, open plan to the kitchen.

#### Kitchen

With fitted base and wall units, sink unit with mixer tap, integrated hob, double oven and grill, extractor unit, fridge, freezer, dishwasher, radiator, access door to stairs leading to the basement.

#### Basement Utility / Storeroom

With fitted base units, sink with mixer tap, plumbing for washing machine, radiator, external door to the rear yard.

#### WC

With WC.

### First Floor:

#### Landing

With roof window, radiator.

#### Bedroom One

Front double bedroom with feature bay window, radiator.

#### Bedroom Two

Rear double bedroom with radiator.



Living Room



Kitchen



Basement Utility / Storeroom



Bedroom One



Bedroom Two



Bathroom

### Bathroom

With WC, wash hand basin, oval shaped bath, large shower cubicle, heated towel rail.

### Outside:

Self-contained paved rear yard with pedestrian access, external store.

### Services

Mains water, gas, electricity and drainage. Gas central heating to radiators.

### Tenure

Freehold.

### Council Tax

Band C.

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Station Street and turn first left onto Southey Street.

### What3words

///headstone.lessening.layers

### Price

Offers in the region of £425,000.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Bedroom One



Bedroom Two



Bathroom



Rear Yard

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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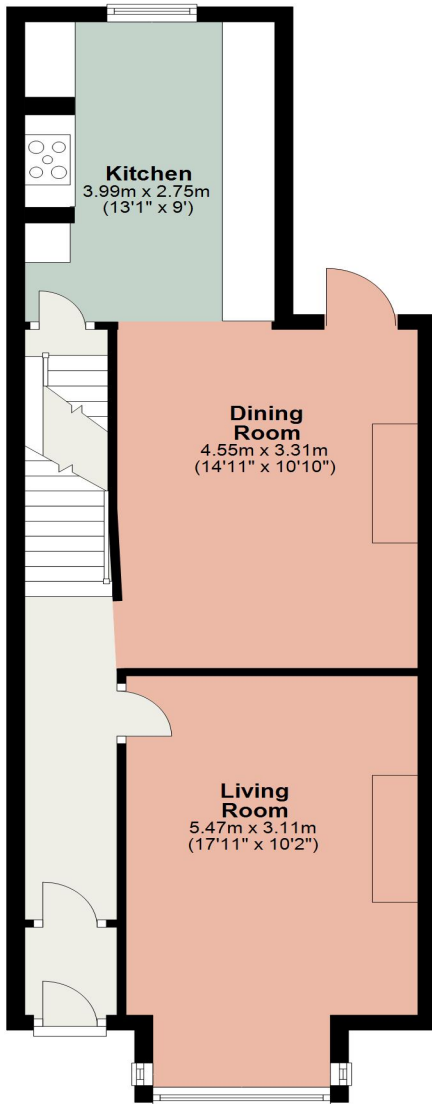


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: [keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)

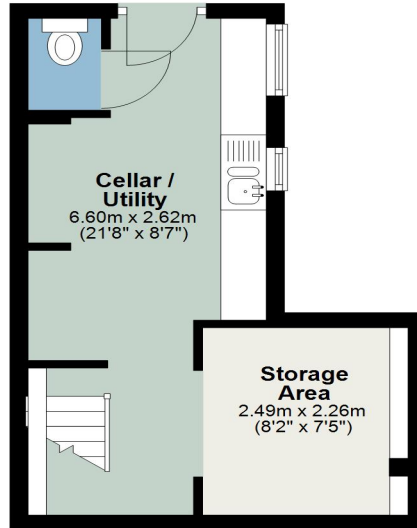
### Ground Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



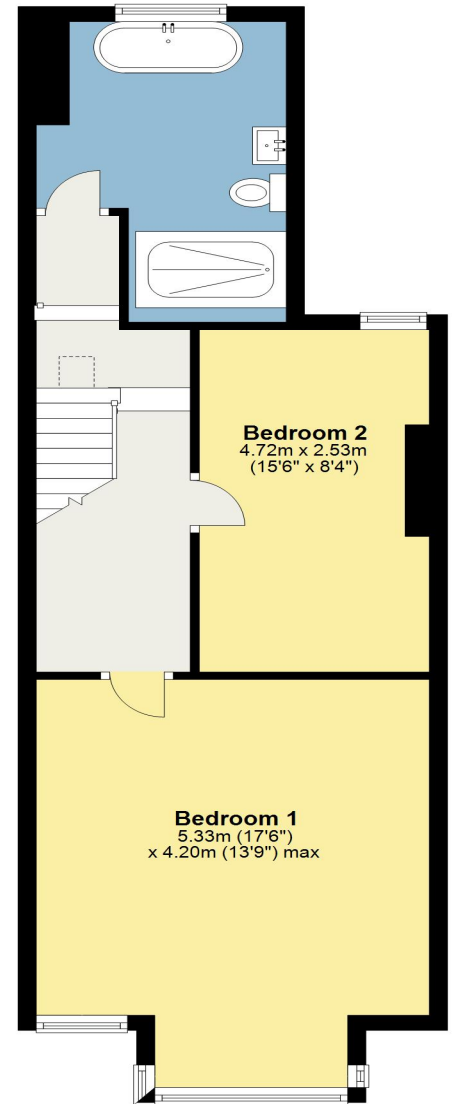
### Cellar

Approx. 21.2 sq. metres (228.0 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**39 Southey Street, Keswick**

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Request a Viewing Online or Call 01768 741741