



12 Cocktons Yard, Cockermouth, CA13 9LN

Guide Price £109,950

PEK

12 Cocktons Yard

The Property & Directions

A charming and compact Grade II listed town centre bolthole, this one bed maisonette is tucked away just off Cockermouth's vibrant Main Street in the quaint Cocktons Yard. With the added rarity of its own **designated parking space** in the town centre, this property offers unbeatable convenience in a location where parking is at a premium. The cobbled courtyard setting gives a lovely tucked away feel, while still being just steps from the independent shops, cafes and restaurants Cockermouth is known for.

Spread over 2 levels, the property has its own private entrance and characterful spiral staircase leading to a cosy first floor lounge and small fitted kitchen. The spiral stairs continue to the second floor, where you'll find a comfortable double bedroom and a three piece bathroom. Whether you're looking for a low maintenance investment, a weekend retreat in the Lakes, or a compact full time home, this maisonette offers excellent value and fantastic potential, with the added benefit of **vacant possession**.

Directions

The property can be easily identified on Cocktons Yard accessed from the main street between numbers 68 and 70.

What3words///ironclad.faster.thrilled





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The Location

Located just off Cockermouth's bustling Main Street, CA13 9LN is perfectly placed for enjoying all the town has to offer. Within a 5 minute walk, you'll find a host of independent shops, cosy pubs, artisan bakeries, cafés, restaurants, a post office, banks, and a Sainsbury's supermarket. The town also has a regular bus service and excellent local amenities including the Kirkgate Arts Centre and Wordsworth House & Garden.

- Charming 1 bed maisonette set just off the Main Street
- Rare private parking space in Cockermouth town centre
- Private entrance with stylish spiral staircase layout
- Offered with vacant possession
- Council Tax: Band A
- Tenure: Leasehold
- EPC rating D



ACCOMMODATION

Entrance Hall

Approached via traditional entrance door. Spiral staircase leading to first floor.

FIRST FLOOR LANDING

Staircase leading to second floor, door to kitchen.

Kitchen

7' 10" x 7' 1" (2.40m x 2.17m)

Fitted with matching wall and base units with contrasting worksurfacing, incorporating a stainless steel sink and drainer, space for cooker and fridge/freezer, plumbing for washing machine, tiled splashbacks, sash window, laminate flooring. Opens to lounge.

Lounge

15' 2" x 8' 0" (4.62m x 2.44m)

Sash window to front, laminate flooring.

SECOND FLOOR LANDING

13' 1" x 8' 2" (4.00m x 2.48m)

Part sloped ceiling with Velux roof light, radiator, storage cupboard. Doors to bedroom and bathroom.

Bedroom

13' 1" x 8' 2" (4.00m x 2.48m)

Sash window to front, mirror fronted wardrobes to one wall, radiator.

Bathroom

4' 10" x 7' 1" (1.47m x 2.16m)

Fitted with low level WC, wash hand basin and panelled bath with shower over, part tiled walls and small window.





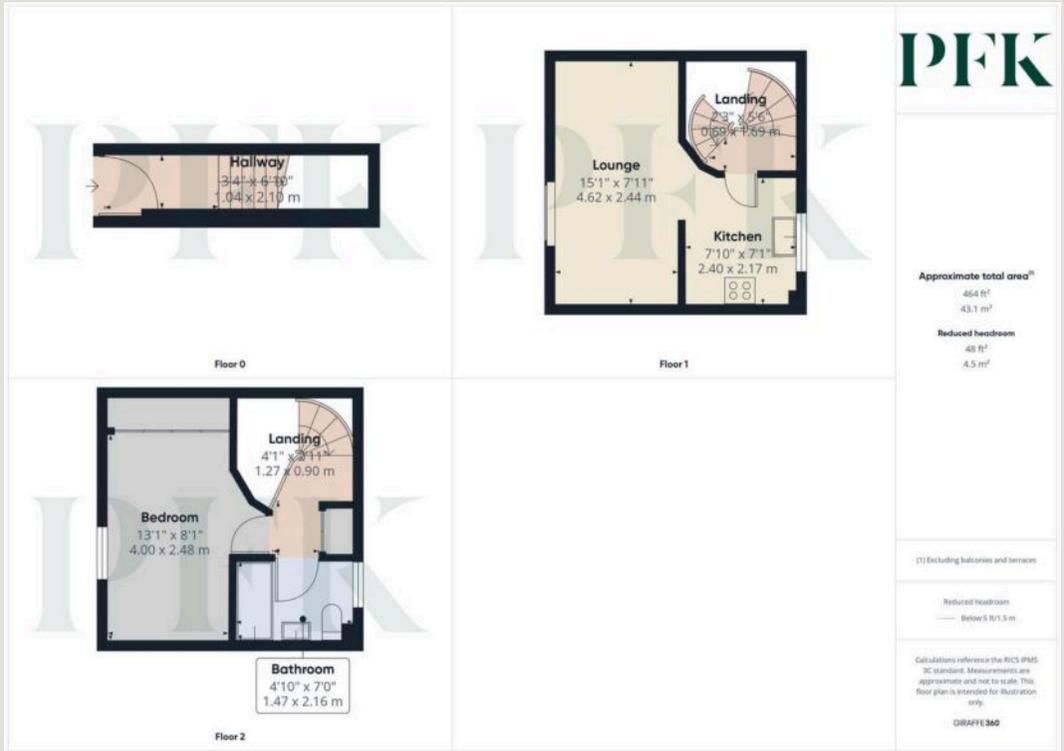
EXTERNALLY

Allocated Parking

1 Parking Space

The property benefits from one allocated parking space on the car park located to the rear of Cocktons Yard.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

ADDITIONAL INFORMATION

Services

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

Leasehold Details

The property is leasehold with the lease covering 750 years less 10 days from 23 July 1987 with a nominal annual ground rent of £25 payable.

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 : Naphthens 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.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

