HUNTERS®

HERE TO GET *you* THERE



Harker Fold

Carlisle, CA6 4RF

Price £280,000

3 3 2

- THREE bedroom Semi Detached with OPEN PLAN kitchen diner
- German-made LEICHT kitchen with SIEMENS built in appliances as standard
- ENERGY EFFICIENT with SOLAR PANELS and UNDERFLOOR HEATING
- Lounge with French Doors Leading to the Rear Garden
- ENSUITE principle bedroom and family bathroom
- Mechanical Ventilation Heat Recovery Serving the Whole Property
- Driveway for TWO CARS and with an EV Charger
- Excellent TRANSPORT LINKS with easy access to the M6
- Best of both worlds - SEMI-RURAL living close to Carlisle city centre
- 10 Year LABC warranty for guaranteed peace of mind

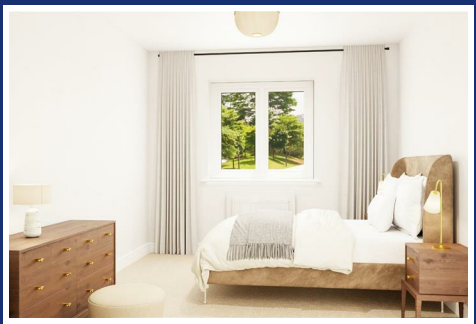
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We are delighted to invite prospective purchasers to a special festive evening, hosted in partnership with Gibby's Bar, on Wednesday 2nd December, between 5:30pm and 7:30pm.

Join us for an enjoyable evening of festive hospitality, with a selection of wine, fizz, cocktails and cheese, while taking the opportunity to discover more about this exciting development.

This is a complimentary event, with limited availability. Advance booking is essential, so please contact our team by telephone or email to reserve your place.

This beautifully designed three-bedroom semi-detached home offers stylish, low maintenance living - perfect for first time buyers and young professionals seeking a modern space to call their own.

A welcoming hallway leads to a contemporary open-plan kitchen and dining area at the front of the home, ideal for everyday living and entertaining. To the rear, a bright and comfortable living room opens onto the garden through French doors, creating an easy flow between indoor and outdoor space.
A convenient understairs storage cupboard and downstairs WC completes the ground floor.

Upstairs, the principal bedroom features a sleek en-suite, complemented by two further versatile bedrooms and a modern family bathroom, all finished with high quality fittings and a clean and contemporary aesthetic.

Externally, there is off-road parking for 2 vehicles, a garden area to the front and fully finished enclosed rear garden with patio and turf included.

LOCATION

Positioned just north of Carlisle, our development at Low Harker offers a rare opportunity to enjoy country living within minutes of the all the amenities of the city. Low Harker is exceptionally well connected: the popular routes of M6, A69 and A7 are all within easy reach. Carlisle city centre, with its vibrant array of fine dining restaurants, schools, high street shops and cultural/historical attractions lies less than 4 miles away. The Scottish Borders and the Lake District National Park are only a short drive away too. Blending tranquillity, history, and excellent accessibility, Low Harker presents a distinguished address for those seeking both privacy and prestige.

ABOUT HARTFELL HOMES

Hartfell Homes & Developments Limited have been developing and building innovative homes within thoughtfully planned-out communities for well over 20 years thought Cumbria and the Borders.. Our ambition is simple, to design and build quality homes that you'll aspire to and want to live in.

To achieve that ambition, every stage of construction - from initial ground and foundation works - all the way through to external and internal 'finishes' are personally supervised by a director of Hartfell Homes. Only when we are satisfied with overall build quality and all finishes, are we then ready to hand our houses over to you, our new home owner, to begin your journey of making our house into your brand new home.

But our journey in creating your home doesn't stop there. Our 'Aftercare' is second to none and we pride ourselves in providing a friendly, easily accessible and efficient after-sales service for our home owners, so we can take care of your home after
you've moved in. Hartfell's passion, pride, commitment and enthusiasm is at the heart of every home we build.
We look forward to welcoming you to Harker Place and introducing you to your new dream home!

Living Room

16'10" x 9'9" (5.15m x 2.99m)

Kitchen Diner

16'11" x 11'1" (5.16m x 3.40m)

Ground Floor WC

Principle Bedroom

11'1" x 10'11" (3.38m x 3.35m)

Ensuite

8'10" x 3'11" (2.70m x 1.20m)

Bedroom Two

9'3" x 7'5" (2.84m x 2.28m)

Bedroom Three

9'3" x 7'5" (2.84m x 2.28m)

Bathroom

7'5" x 5'6" (2.28m x 1.69m)

SERVICES

* Mains electric & gas * Mechanical Ventilation Heat Recovery * Gas central heating with Underfloor heating on Ground Floor and Radiators on the First Floor * Solar Panels * EV charging point * 10 year LABC Warranty.

Energy Performance Rating A
Council Tax Band will be allocated by the local authority once occupied.

Please Note

The images used in the room settings are indicative of the finishes. To appreciate the quality of the room settings, why not come and view the show home to see the options on offer. Some of the external images used have been digitally altered to demonstrate the potential street scene once the development is completed.

Floorplan






IF YOU BECAME INSPIRED BY YOUR HOME



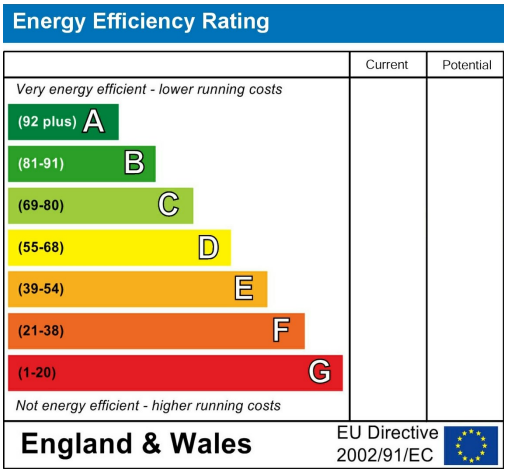


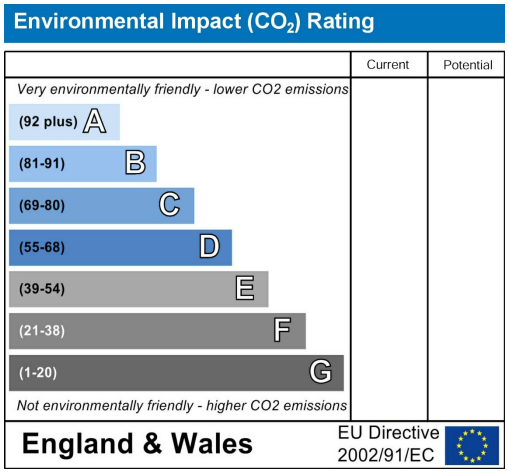






Energy Efficiency Graph





Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman