

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

28 Mill Street, Penrith, CA11 9AH



- **Three Storey Terraced House**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room Dining Room, Kitchen + Utility Room**
- **3 Bedrooms + First Floor Bathroom with Shower and Bath**
- **Small Yard to the Rear**
- **Resident Permit Parking Available**
- **Double Glazing + Gas Central Heating**
- **Council Tax Band - B. EPC Rating - D**

Per month £750 Per month

Location

From the center of Penrith, head up Castlegate, cross over the first mini roundabout and then take the first exit at the next, signposted to Greystoke. Follow the road around the left and right hand bends, then fork right, into Howard Street. Drive to the end of Howard Street and at the T-junction, turn right, into Alexandra Road. At the end of Alexandra Road, turn into Mill Street, number 28 is opposite the junction.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Fees

Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 3 times the rental amount.

On signing the tenancy agreement you will be required to pay:

Rent £750

Refundable tenancy deposit: £865

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent

which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:

A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMODATION

Entrance

Through a composite security door to the;

Vestibule

A door opens to the;

Living Room 12'3 x 13'3 (3.73m x 4.04m)

There is a double radiator, a telecoms point and the uPVC double glazed window to the front. A floor cupboard to one corner houses the MCB consumer unit the electric and gas meter .A broad opening leads to the:



Dining Room 12'5 x 9'5 (3.78m x 2.87m)

Having a flame effect electric fire with store cupboards to either side. There is a single radiator, a uPVC double glazed window to the rear, a door to the stairs with a store cupboard below and a door to the:



Kitchen 13'2 x 6'8 (4.01m x 2.03m)

Fitted to two sides with wall and base units and a marble effect work surface incorporating a one and a half bowl stainless steel single drainer sink. There is a built-in electric oven, gas hob with cooker hood and an under counter fridge. uPVC double glazed window and a double glazed door faced to the side and a glazed door opens to the;



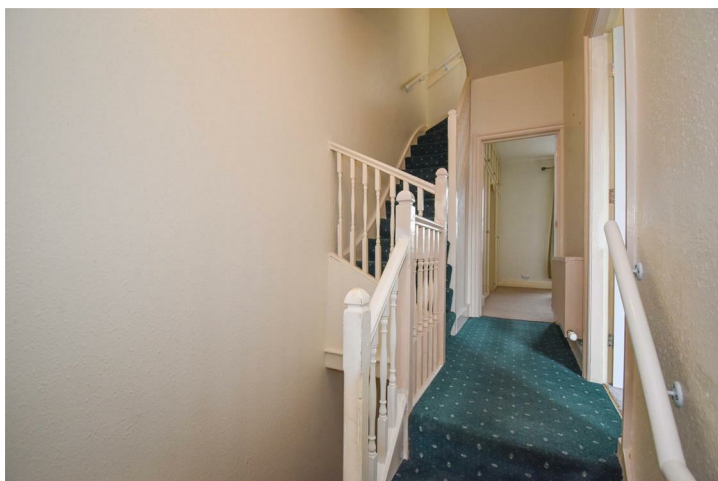
Utility Room 9'3 x 7'7 (2.82m x 2.31m)

Fitted with wall cupboards and worksurface to one side with plumbing and space below for a washing machine and dishwasher and room for the tumble dryer and freezer. A uPVC double glazed window and door opens to the rear.



First Floor-Landing

A built-in cupboard houses a gas fired condensing combi boiler which provides the hot water and central heating. There is a double radiator, a uPVC double glazed window and stairs rise to the second floor. Doors open to bedrooms one and two and the:



Bathroom 9'5 x 7'6 (2.87m x 2.29m)

Fitted with a toilet, a wash basin, a steel bath and a corner shower enclosure with a mains fed shower over. The walls are tiled, there is a heated towel rail and a uPVC double glazed window to the rear.



Bedroom One 12'4 x 13'2 (3.76m x 4.01m)

To one side are built-in wardrobes with hanging, shelf, drawer and locker space. There is also a built in bed head with drawers to either side, a single radiator and a uPVC double glazed window to the front.



Bedroom Two 12'6 x 7'6 (3.81m x 2.29m)

Fitted with built-in wardrobes giving hanging shelf and locker storage and a dressing table. There is a single radiator and a uPVC double glazed window to the rear.



Second Floor

A door at the top of the stairs opens to:

Bedroom Three 12'3 x 7'5 (3.73m x 2.26m)

There are built-in wardrobes to one side with hanging and drawer storage as well as access to an eaves store. There is a single radiator and a uPVC double glazed window to the rear gives a few across Penrith to Beacon edge.



Outside

Resident permit parking is available through Westmorland and Furness Council.

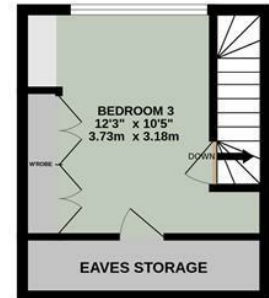
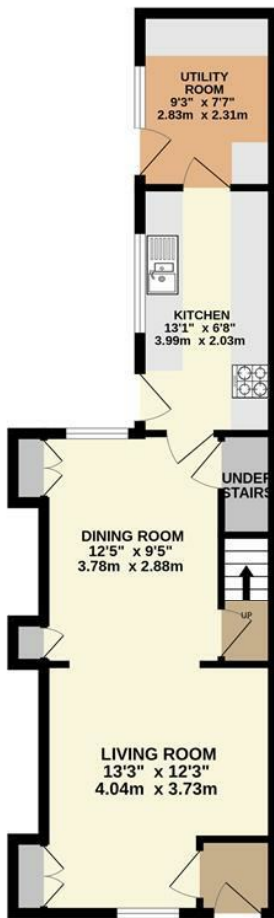
To the rear of the house is an enclosed yard with a gate giving access to a rear footpath.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

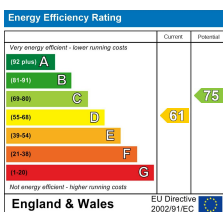
1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

