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Hartington Place

Carlisle, CA1 1HL

Offers Over £345,000

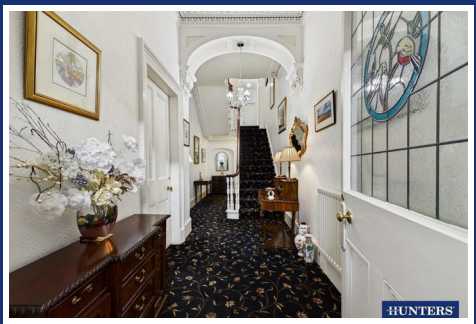
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- No Onward Chain
- Traditional Style Kitchen with Separate Utility Room
- Four Bedrooms, Three Spacious Doubles plus Attic Bedroom
- Original Period Features Throughout
- Use of Chatsworth Gardens for an Annual Fee of approximately £120.00
- Traditional Spacious Grade II Listed Mid Terraced House
- Two Generous Reception Rooms
- Walled Rear Garden with Garden Room
- Convenient Location Close to City Centre
- EPC - D

Hartington Place

Carlisle, CA1 1HL

Offers Over £345,000







Situated conveniently close to the City centre, this impressive Grade II listed mid terraced house is offered to the market with the benefit of no onward chain. Beautifully decorated throughout, the interior is full of period features including high ceilings with deep coving, ornate fireplaces and generous room settings. The property briefly comprises of vestibule, entrance hall, grand living room & dining room, traditional style kitchen, a practical utility & WC. The property continues to impress on the first floor where you will find the master bedroom with living area, as well as two additional spacious bedrooms & family bathroom. Moving to the second floor there is an attic room providing further potential for a growing family. The property also benefits from a basement as well as a front forecourt garden & walled garden to the rear, providing access to the garden room. Contact Hunters Carlisle to schedule your private viewing of this exceptional home.

The property can benefit from access to the exclusive and private Chatsworth Gardens for an annual fee of approximately £120.00, with further information available from the agent.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - D.

Located just off Warwick Road, one of the Border City's main arterial routes, which benefits easy access into the City Centre along with access back towards Rosehill which has connections to the M6 Motorway J43 and the A69. Within the City Centre itself, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. For rail commuting, Carlisle's Citadel railway station offers high speed rail links both North and South via the West Coast mainline. Schools and Nurseries for all ages can be found within proximity to Warwick Road along with approved plans for the new £77.5m University of Cumbria Campus within the city centre.

GROUND FLOOR:

VESTIBULE
Entrance door from the front, internal door to the hallway, and feature tiled flooring.

HALLWAY
Internal doors to the living room, dining room and kitchen, radiator, stairs up to the first floor landing, and enclosed stairs down to the basement.

LIVING ROOM
Double glazed timber sash bay window to the front aspect with timber shutters, radiator, and a gas stove set within a marble fireplace with tiled inset and hearth.

DINING ROOM
Double glazed timber sash window to the rear aspect with timber shutters, radiator, and a decorative fireplace.

KITCHEN
Traditional-style kitchen comprising a range of fitted base, wall and display units with timber worksurfaces and tiled splashbacks above. Integrated SMEG range cooker, extractor unit, integrated BOSCH dishwasher, space for a fridge freezer, one bowl Belfast sink with mixer tap, tiled flooring, radiator, double glazed window to the rear aspect, and an internal door to the utility room.

UTILITY ROOM
Fitted worksurface, fitted wall unit, space with plumbing for a washing machine, space for a tumble dryer, freestanding Worcester gas boiler, tiled flooring, internal door to the WC, and an external door to the rear garden.

WC
Two piece suite comprising a WC and wash hand basin. Tiled flooring and an extractor fan.

FIRST FLOOR:

LANDING (SPLIT-LEVEL)
Stairs up from the ground floor hallway, stairs up to the second floor attic room, internal doors to three bedrooms and bathroom, radiator, and a skylight window with stained glazing.

BEDROOM ONE & LIVING AREA
Bedroom One:
Double glazed timber sash window to the front aspect, radiator, and an archway-opening to the living area.
Living Area:
Double glazed timber sash window to the front aspect, radiator, and a decorative fireplace.

BEDROOM TWO
Double glazed timber sash window to the rear aspect, radiator, and a decorative fireplace.

BEDROOM THREE
Double glazed timber sash bay window to the rear aspect, radiator, and a loft-access point.

BATHROOM
Four-piece suite comprising a WC, wall-mounted wash basin, shower enclosure with mains shower unit, and a P-shaped bathtub with hand shower attachment. Fully-tiled walls, chrome towel radiator, LED mirror, and an obscured double glazed window.

SECOND FLOOR:

ATTIC ROOM
Four double glazed Velux windows, two double glazed dormer windows, and four eaves-access points.

BASEMENT
Stone steps down from the ground floor hallway, power, lighting, radiator, electricity consumer unit, and gas meter.

EXTERNAL:
Forecourt Garden & Parking:
To the front of the property is a small forecourt garden, with metal railings and gate to the pavement boundary. Parking is available on-street of which a permit can be obtained from the local authority.
Rear Garden:
To the rear of the property is an enclosed and low-maintenance walled garden, benefitting from paving throughout and including an external cold-water tap, electric roller garage door to the rear lane, and access into the garden room.

GARDEN ROOM & STORE
Garden Room:
Double glazed patio doors, power sockets, lighting, internal door to the store, and a pedestrian access door to the rear lane.
Store:
Shelving, power sockets, and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - also.desire.rested

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:
The property is Grade-II listed.

Floorplan

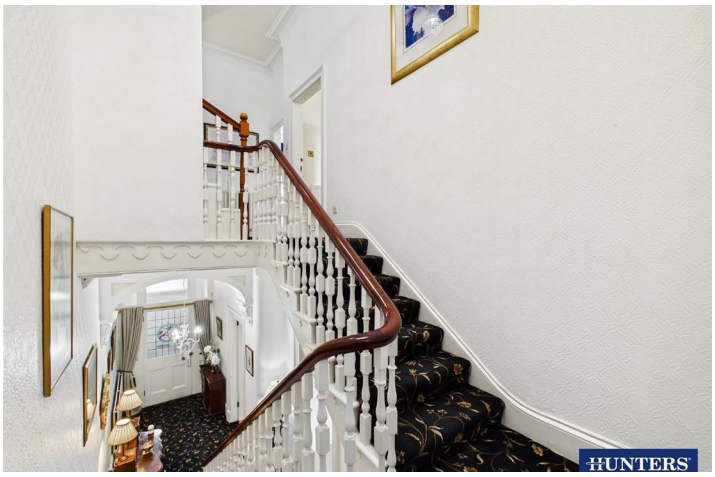

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Ground Floor
Floor 1
Approximate total area(1)
2422 ft²
225.2 m²
Reduced headroom
82 ft²
7.6 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360





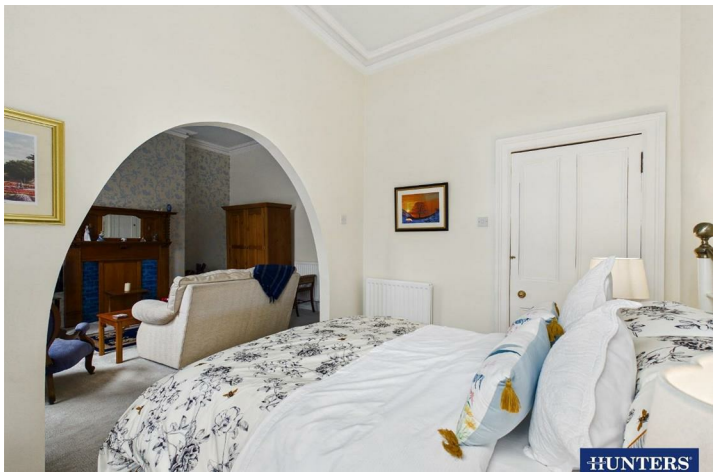








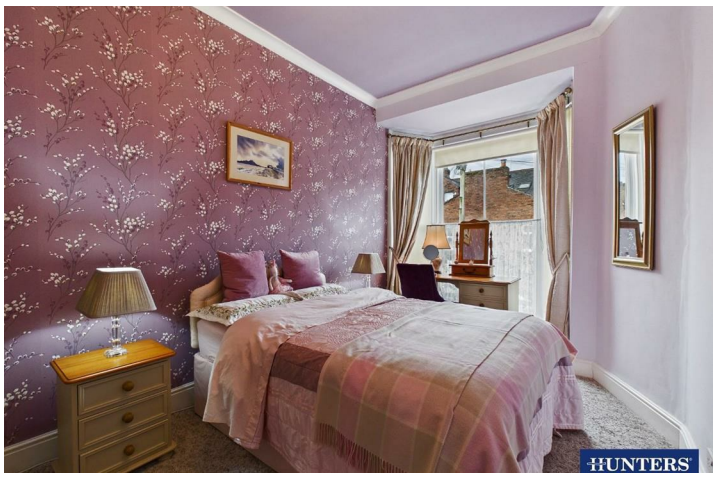






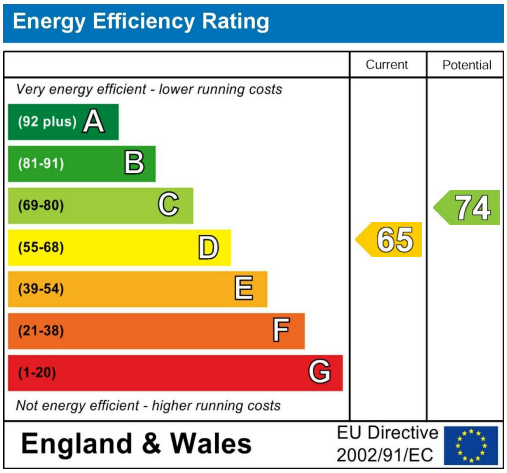


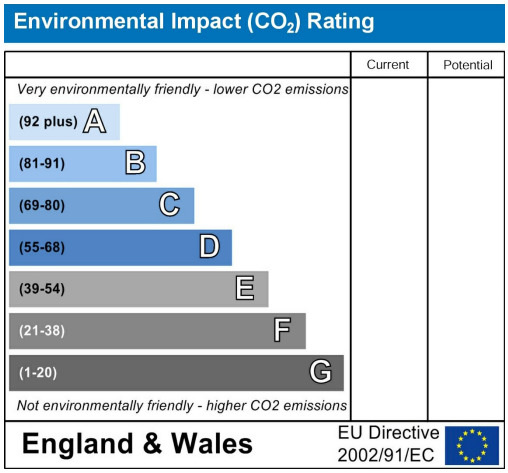






Energy Efficiency Graph

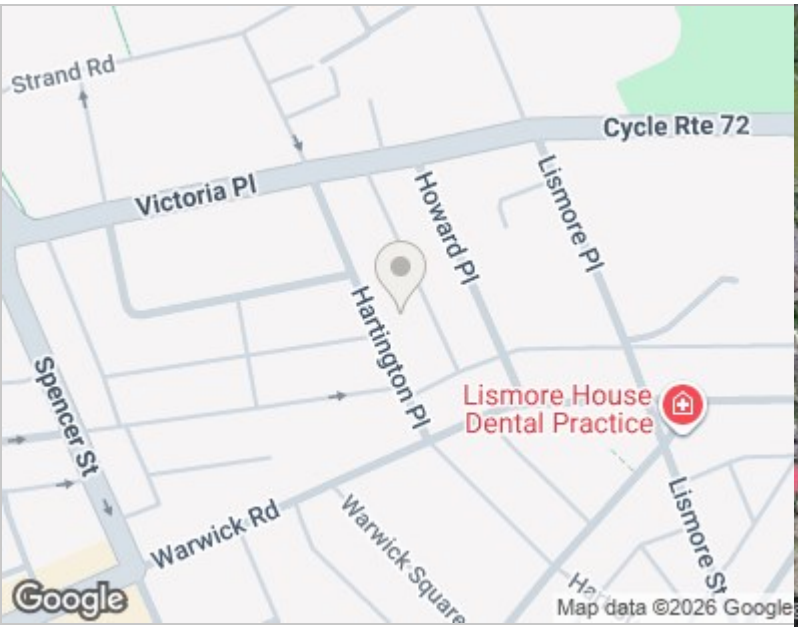




Viewing

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
https://www.hunters.com

The Property Ombudsman