



45A Boroughgate, Appleby-In-Westmorland, CA16 6XG

Guide Price £120,000

PFK

45A Boroughgate

Appleby-In-Westmorland

Presenting this delightful first-floor apartment, a 2-bedroom flat conveniently positioned close to an array of local amenities. Boasting two generously-sized double bedrooms and a contemporary shaker-style kitchen, this property is designed for comfortable living. The spacious interior is further complemented by a low-maintenance front area, offering both practicality and charm to this residence.

Externally, the property features a quaint small graveled sitting area to the front complete with raised bed, ideal for some well-appointed flower pots and shrubs. This outdoor space not only enhances the property's kerb appeal but also offers a peaceful spot for relaxation or socialising.

This inviting 2-bedroom flat with its convenient location and low maintenance front area, offers a harmonious blend of comfort and practicality. Don't miss the opportunity to make this residence your own and experience the allure of comfortable living combined with a practical town center location.



45A Boroughgate

Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of supermarkets, general shops, schools, numerous sports clubs and a station on the scenic Settle to Carlisle railway line.

- First floor apartment
- 2 double bedrooms
- Convenient location close to amenities
- Low maintenance front area
- Council Tax: Band B
- EPC rating D
- Tenure - Leasehold



ACCOMMODATION

Ground Floor Entrance Porch

A part glazed porch with quarry tiled flooring leads into the lower hallway with staircase to the first floor.

Central Landing

With access to the living room and kitchen with dining area. Door leads into the inner hall.

Kitchen

11' 9" x 8' 2" (3.57m x 2.49m)

Fitted with a range of modern, shaker style wall and base units with complementary work surfacing, incorporating single drainer stainless steel sink unit with mixer tap and tiled splashback. Integrated electric oven with ceramic hob and extractor hood over, plumbing for washing machine and large rear aspect window.

Living Room

18' 3" x 10' 8" (5.56m x 3.26m)

With dual aspect windows, coal effect gas fire in a stone surround, serving hatch to the kitchen, TV and telephone points.

Inner Hall

With doors to the two bedrooms, bathroom and airing cupboard housing the cylinder and with shelving.

Bedroom 1

18' 6" x 12' 5" (5.65m x 3.79m)

A rear aspect double bedroom with telephone point.

Bedroom 2

12' 9" x 11' 10" (3.88m x 3.60m)

A rear aspect double bedroom.

Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC.

Front Garden – There is a small forecourt sitting area to the front, with raised flower beds.

On street – 1 Parking Space



ADDITIONAL INFORMATION

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 : Napthens 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. All figures quoted are inclusive of VAT.

Services

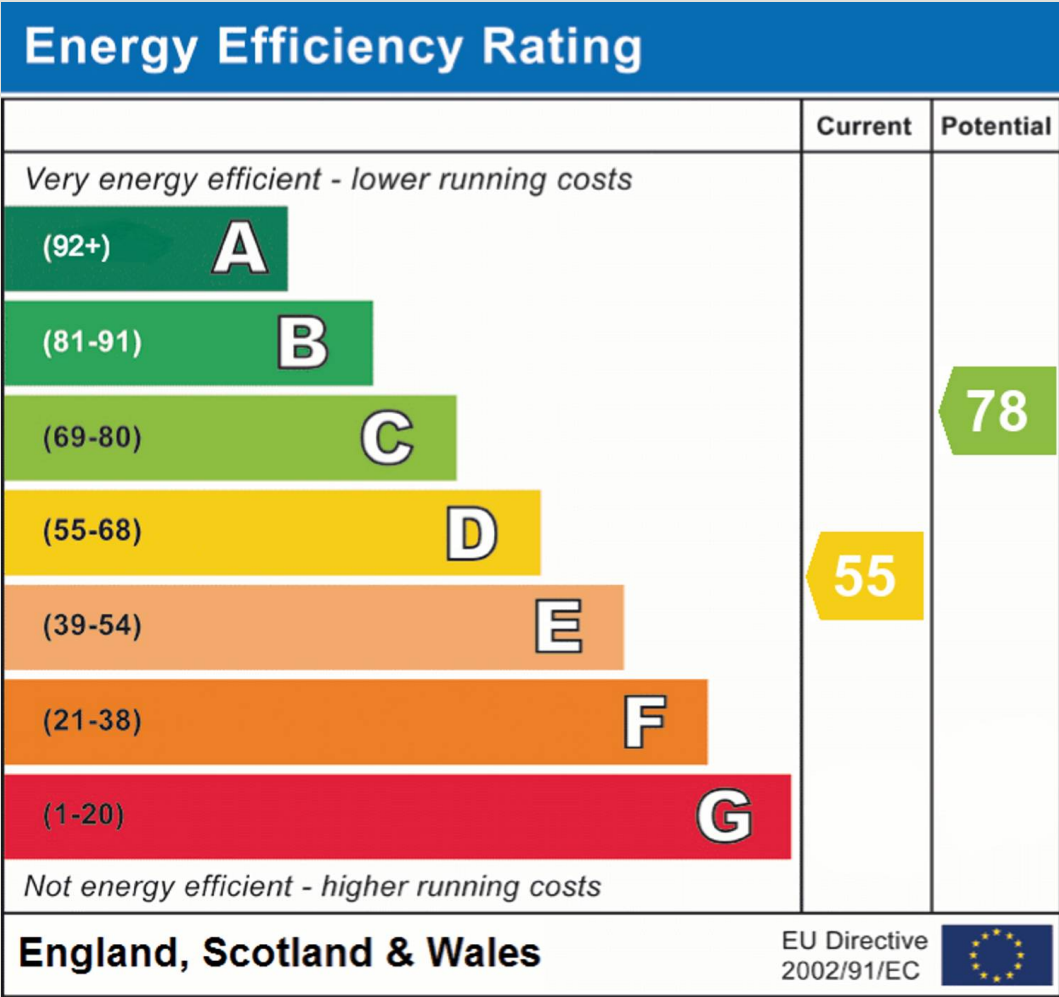
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. The property would now benefit from insulation to the roof area to prevent risk of the water pipes bursting.

Directions

What3Words - ///mills.winning.moons Heading up the hill on Boroughgate, the property is located on the left hand side. Turn up a small side lane and number 45a can be found straight ahead to the left hand side. A For Sale board has been erected for identification purposes.









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