



Helm Bar | Melmerby | Penrith | CA10 1HF

Price Guide £475,000



DAVID BRITTON
ESTATES



Key Features

- A fabulous four bedroom detached bungalow
- Situated at the foot of the Pennines in the pretty village of Melmerby
- Spacious accommodation throughout
- A great family home, work/live environment or holiday let
- Bright and airy living room
- Dining kitchen
- Cloakroom
- Utility room
- Three good size bedrooms
- 0.4 of an acre plot

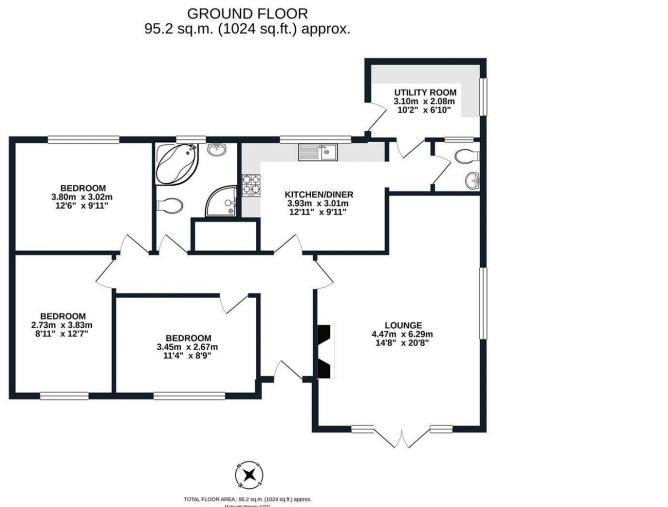
Summary

A stunning fully refurbished four bedrooned detached bungalow sitting within a 0.4 acre plot in the Pretty Village of Melmerby right at the foot of the Pennines.





Floor plans



COUNCIL TAX BAND - D

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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