



10 Bellevue Road, Appleby-in-Westmorland - CA16 6TY

Guide Price £135,000

PFK

10 Bellevue Road

Appleby-In-Westmorland

A Well-Located Two-Bedroom Terrace with Versatile Accommodation and Low-Maintenance Gardens

Conveniently situated within easy reach of local amenities and transport links, this well-presented two-bedroom mid-terraced property offers versatile accommodation arranged over three floors, complemented by low-maintenance outdoor space and two useful outhouses.

The ground floor opens into a comfortable living room, which leads through to the dining room. Here you will find a handy understairs storage cupboard and direct access to the kitchen, as well as stairs rising to the first floor. A side entrance from the kitchen opens directly to the rear – ideal for everyday convenience.

The kitchen, positioned to the rear of the property, features a range of wall and base units and houses the boiler within a tall cabinet. Integrated appliances include an eye-level double oven, fridge freezer, gas hob and extractor. A stainless steel sink sits beneath the rear window, and there is space for both a washing machine and dishwasher, with the latter included in the sale.



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To the first floor are two well-proportioned double bedrooms, one to the front and one to the rear, each benefiting from integrated storage. The contemporary shower room features a three-piece suite with walk-in shower, WC, and basin, together with a generous shelved linen cupboard. Stairs continue up to a spacious attic room, offering excellent storage. *Please note: we understand this attic room does not comply with current building regulations for use as a bedroom.*

Externally, the property enjoys street parking to the front and a low-maintenance rear garden fitted with artificial lawn and a good-sized decked seating area. Two practical outhouses provide additional storage, and there is rear access via an alleyway located only a short distance from the property. The fence that is currently in place by the rear external door, can be removed to grant direct access to the outhouses and alley.

Offering flexibility, convenience, and appealing outdoor space, this property represents an excellent opportunity for first-time buyers, downsizers, or those seeking an easily maintained home in a popular location.





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Appleby-In-Westmorland, 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 small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle Line.

- Attractive 2 bed mid-terraced property
- Well-maintained accommodation
- Versatile living space
- Low-maintenance rear garden
- Two outhouses
- Convenient town location
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



ACCOMMODATION

GROUND FLOOR

Living Room

9' 10" x 12' 3" (3.00m x 3.74m)

Dining Room

13' 9" x 12' 2" (4.20m x 3.71m)

Kitchen

9' 8" x 9' 6" (2.94m x 2.89m)

FIRST FLOOR

Landing

Shower Room

6' 2" x 8' 3" (1.87m x 2.51m)

Bedroom 1

13' 9" x 9' 6" (4.18m x 2.89m)

Bedroom 2

7' 7" x 12' 9" (2.30m x 3.88m)

SECOND FLOOR

Attic Room

14' 6" x 12' 4" (4.41m x 3.75m)

EXTERNAL

Garden

Low maintenance rear garden with artificial lawn and decked seating area.

Parking - Street parking



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ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; Gas central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

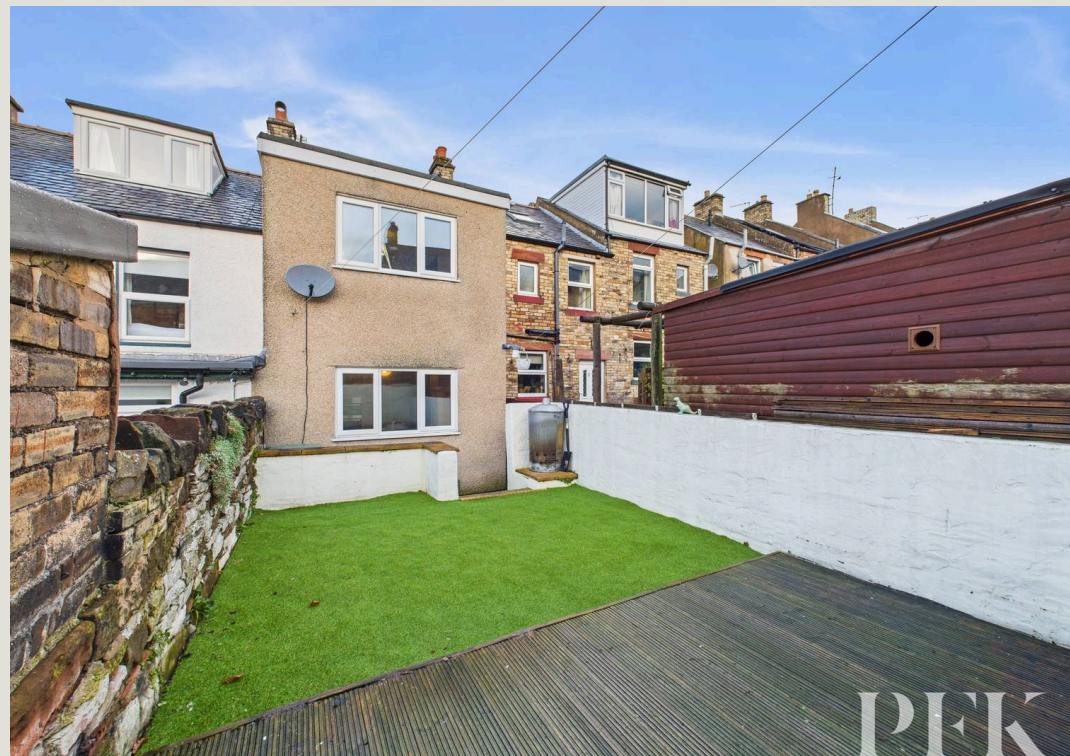
What3Words - [///kennels.notifying.cassettes](https://www.what3words.com/#!/kennels.notifying.cassettes) (approximate). Travelling east on the A66, take the slip road into Appleby. Proceed past the Grammar School and as you descend down the hill take the left turn, follow the road up the hill and turn right just before the railway bridge. Take the first right into Clifford Street an immediate left which leads onto Bellevue Road. Number 10 is a short distance along on the left hand side.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50

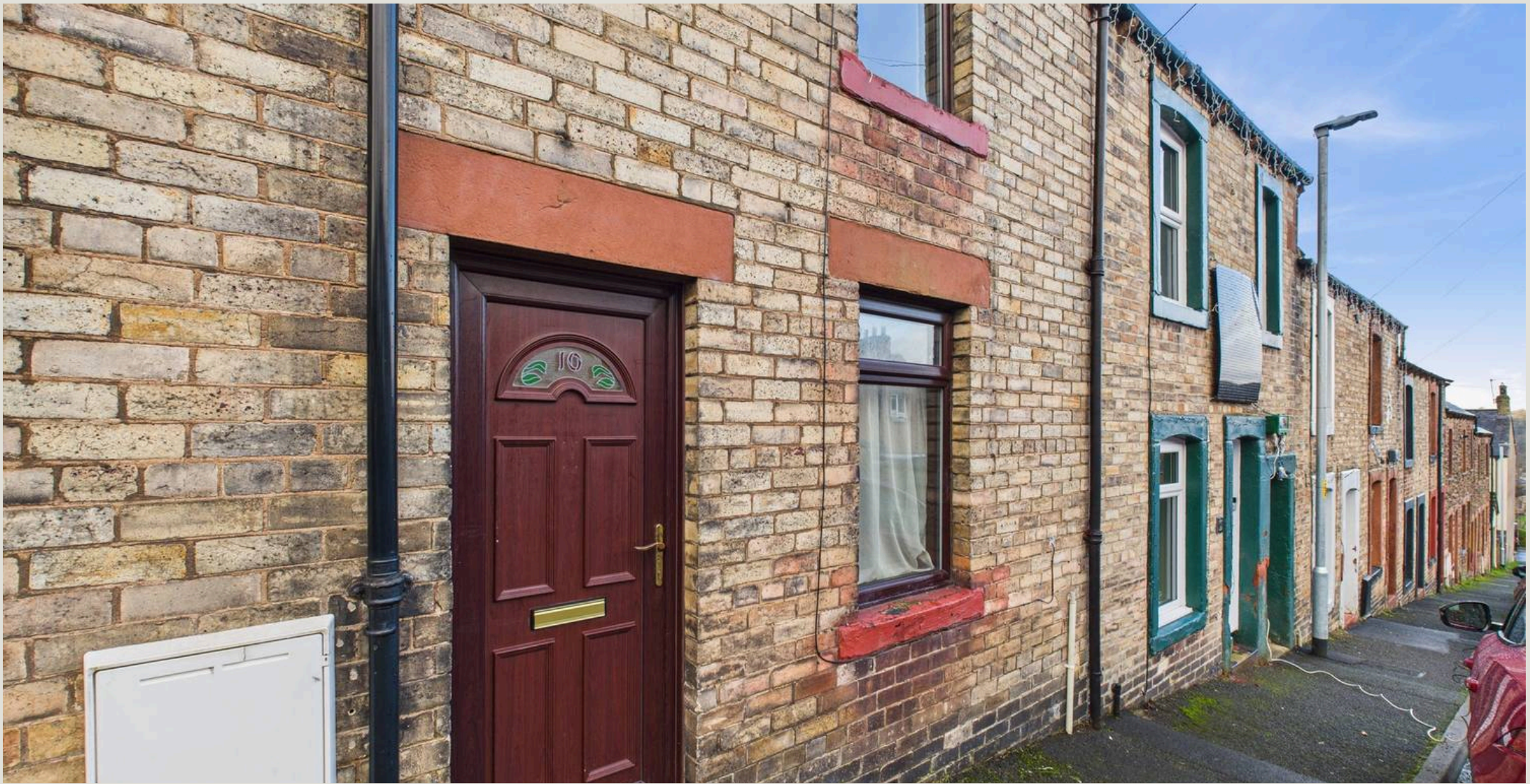






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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