



## Keswick

Offers in the region of **£325,000**

4 Striding Edge Court, Helvellyn Street, Keswick, CA12 4AU

A most appealing cottage style two bedroom semi detached house completed in 2024 by the acclaimed housing developer Atkinson Homes and forming part of a small private cul de sac development most conveniently situated within easy walking distance of Keswick town centre.

Local occupancy restrictions apply.

### Quick Overview

Recently constructed cottage style semi detached house by Atkinson Homes

Small private cul de sac development

Easy walking distance to Keswick town centre

Two double bedrooms

Open plan living room / dining kitchen

Small rear yard

Allocated parking space

Local occupancy restrictions apply



2



1



1



B



Ultrafast  
Broadband  
Available



1

Property Reference: KW0541



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



Bedroom One

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### WC

With WC, wash hand basin.

#### Open Plan Living Room / Dining Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, dishwasher, fridge / freezer, washer / drier, radiator, under stairs cupboard.

### First Floor:

#### Landing

#### Bedroom One

With radiator, walk in wardrobe.

#### Bedroom Two

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail, built in storage cupboards.

#### Outside:

Small self-contained rear yard, allocated parking space, shared storage shed.

#### Services

Mains water, electricity, gas and drainage. Gas central heating.

#### Tenure

Freehold.

#### Local Occupancy Restrictions

The property shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her. Person with a Local Connection means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:

- (1) The person has been in continuous employment in the Locality defined for at least the last nine months and for a minimum of 16 hours per week immediately prior to occupation; or
- (2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- (3) The person has been continuously resident in the locality defined for three years immediately prior to:
  - a) Needing another dwelling resulting from changes to their household, including circumstances such as getting married, divorced, having children, or downsizing.

b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or  
 c) being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or  
 (4) The person is a person who -  
 a) Is serving in the regular forces or who has served in the regular forces within five years prior to occupation;  
 b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where -  
 i. The spouse or civil partner has served in the regular forces; and  
 ii. Their death was attributable (wholly or partly) to that service; or  
 c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service  
 Locality shall mean the administrative areas of the Parishes of: Derwent, Bassenthwaite; Bewaldeth and Snittlegarth; Blindbothel; Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Keswick; Lorton; St Johns, Castlerigg and Wythburn; Setmurthy; Threlkeld; Underskiddaw; Wythop; and those parts of the Parishes of Blindcrake; Ireby and Udale; and Loweswater which lie within the administrative area of the Lake District National Park.  
 An 'Only or Principal Home' is a dwelling house which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

**Council Tax**  
 Band C.

**Directions**  
 From Station Street in Keswick town centre proceed left onto Southey Street and turn left onto Helvellyn Steet. The entrance to Striding Edge Court is situated immediately on the right.

**What3words**  
 ///coupler.expanded.freshest

**Viewings**  
 By appointment with Hackney & Leigh's Keswick office.

**Price**  
 Offers in the region of £325,000.

**Anti-Money Laundering Regulations (AML)**  
 Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT)



Bedroom Two



Bathroom



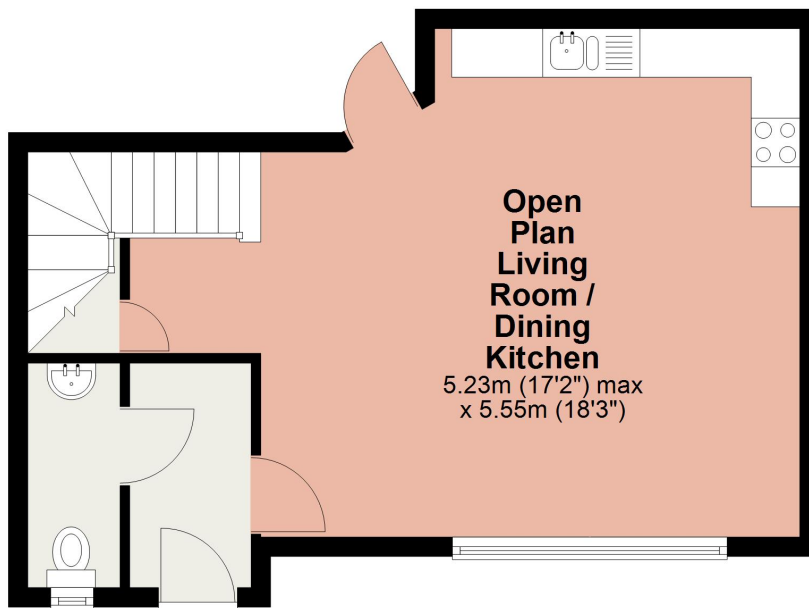
Rear Yard



Rear Yard

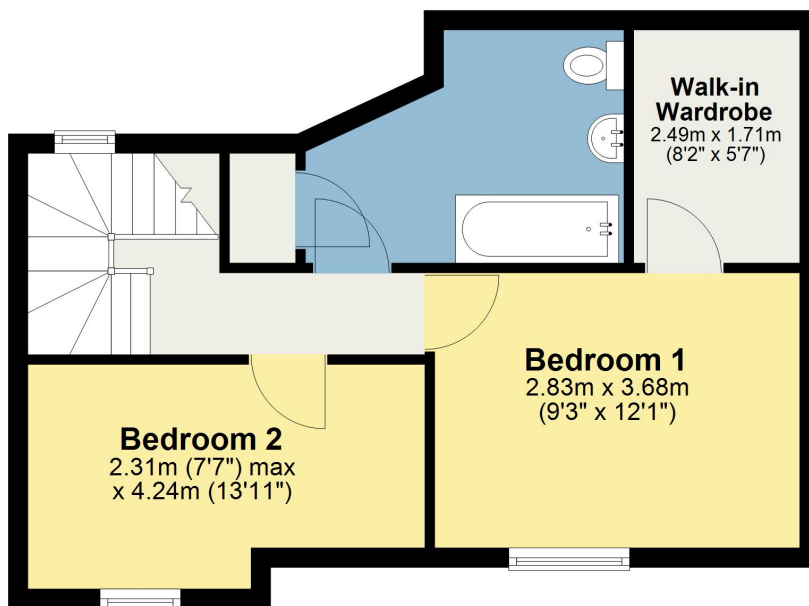
## Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 76.4 sq. metres (821.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**4 Striding Edge Court , Helvellyn Street, Keswick**

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