



Keswick

Offers in the region of **£450,000**

2 Leonard Street, Keswick, CA12 4EJ

A most appealing substantial four bedroom period terrace house most conveniently situated on a side street in Keswick town centre and equally suitable as a primary home, recreational second home or for lucrative holiday rentals.

Quick Overview

Substantial period terrace house

Side street location in Keswick town centre

Four double bedrooms

Living room and adjoining dining room

Fitted kitchen

Rear yard and shared garden

Property Reference: KW0536



4



1



2



C



Ultrafast
Broadband
Available



On Street
Parking



Living Room



Living Room



Kitchen



Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator.

Living Room

With bay window, slate fireplace including electric stove style fire, radiator.

Dining Room

With radiator, built in chimney side cupboards, under stairs cupboard.

Kitchen With fitted base and wall units including quartz work surfaces, sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, external door.

First Floor:

Landing

Bedroom One

With radiator.

Bedroom Two

With radiator.

Bathroom

With WC, wash hand basin, bath, shower cubicle, radiator, built in cupboard.

Second Floor:

Landing

With built in cupboard.

Bedroom Three

With radiator.

Bedroom Four

With radiator.



Living Room



Kitchen



Dining Room



Bedroom Two



Bedroom Three



Bathroom

Outside:

Small front forecourt, paved rear yard with pedestrian access, external store, shared rear garden.

Services

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

Tenure

Freehold.

Council Tax

Band D.

Directions

From Station Road in Keswick town centre turn onto Southey Street and then turn left onto Blencathra Street. Leonard Street is the first turning on the right.

What3words

///micro.deluded.fooling

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £450,000.

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 One



Bedroom Four



Living Room



Shared Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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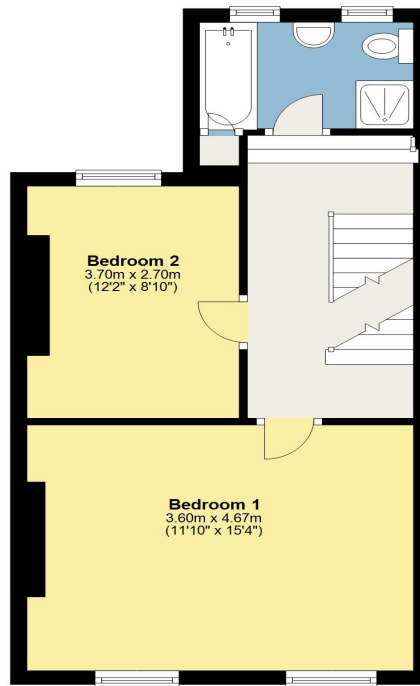
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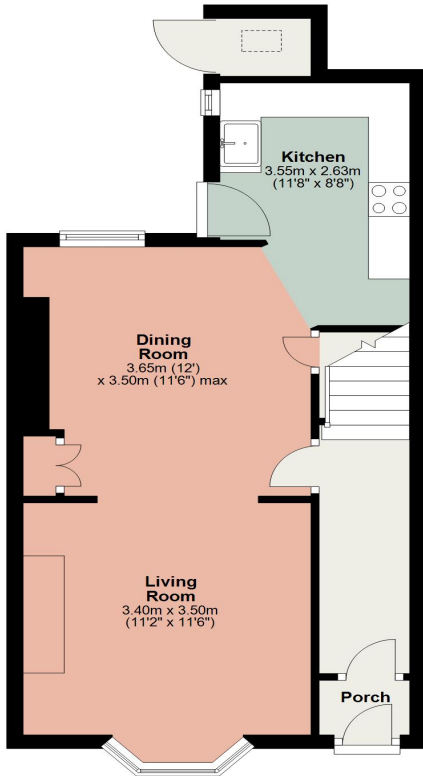
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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

First Floor
Approx. 40.6 sq. metres (437.4 sq. feet)



Ground Floor
Approx. 40.5 sq. metres (435.5 sq. feet)



Second Floor
Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 118.0 sq. metres (1270.0 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.

2 Leonard Street, Keswick

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Request a Viewing Online or Call 01768 741741