WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

21 Scattergate Crescent, Appleby-In-Westmorland, CA16 6SR



- **Semi Detached Family Home on the Edge of Appleby**
- **Hallway, Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms + First Floor Bathroom**
- **Gas Central Heating via a Combination Boiler + Double Glazing**
- **Gardens to Front + Rear**
- **Local Occupancy Restriction Applies**
- **Works of Modernisation required**
- **Tenure - Freehold. EPC Rate C - . Council Tax Band - B**
- **No Chain**

Asking price £140,000

This semi detached family home on the edge of the beautiful market town of Appleby offers comfortable and well balanced accommodation comprising: Entrance Vestibule, Hallway, Living Room, Dining Kitchen, Cloakroom 3 Bedrooms and a Bathroom with a P-bath and shower over. Outside there are gardens to the front and rear and the property also benefits from uPVC Double glazing and Gas Central Heating via a Condensing Boiler.

A local occupancy restriction applies to this property

Location

From the centre of Appleby follow the main street towards Appleby Castle. Continue past the entrance of the castle into Scattergate. Turn right into Scattergate Green which becomes Scattergate Crescent.

Amenities

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, Healthcare Facilities, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green, two fitness gyms and badminton courts. Transport links included the Settle Carlisle railway line, which runs between Carlisle and Leeds and there are regular buses from Appleby to Penrith and Kirkby Stephen.

A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold and the council tax is band B

Local Occupancy Restriction

A Cumbria wide local occupancy clause applies.

We understand that the criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

Any prospective purchase will need to satisfy themselves that they meet the criteria and can make enquiries with the council.
https://www.westmorlandandfurness.gov.uk
01768 817817

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2025 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

Having uPVC double glazed windows and a recessed store room housing the MCB Consumer unit. A part glazed door leads to the

Hall

Stairs, with cupboard below, lead to the first floor. There is a recessed coat cupboard, a single radiator and a double glazed window to the front. Doors lead to the cloakroom/utility, kitchen and living room.

Living Room

There is a double radiator. a TV point and a uPVC double glazed window to the rear overlooking the garden. A door leads to the;





Kitchen Diner

Fitted with a range of wall and base forminca fronted units with a cream work surface incorporating a stainless steel sink and drainer unit with hot and cold taps. There is space for a slot in gas/electric cooker, built in panty storage cupboards and a half height peninsula wall. There is a double radiator and a uPVC double glazed window to the front.





Sun Room

Accessed off the dining room there are uPVC double glazed sliding patio doors that lead into the glazed sun room. Access to the brick built outhouse with a power supply can be found here as well as a double glazed uPVC door to the rear garden.



WC / Utility Room

Fitted with a toilet and wash basin as well as plumbing for a washing machine and space for a dryer.

First Floor-Landing

A recessed airing cupboard houses shelves. There is a ceiling trap to the roof space above.

Bedroom One

Having a built in wardrobe with hanging and shelf space, a single radiator and a uPVC double glazed window to the rear.



Bedroom Two

Having a built in wardrobe, with hanging and shelf space, a single radiator and a uPVC double glazed window to the rear.



Bedroom Three

Having a uPVC double glazed window to the front, a double radiator and a TV point. There is a large walk in cupboard that houses the gas combi boiler along with a built in wardrobe with a hanging rail.

Bathroom

Fitted with a three piece suite complete with an enamel bath. There is a radiator, and a uPVC double glazed window to the front.

Outside

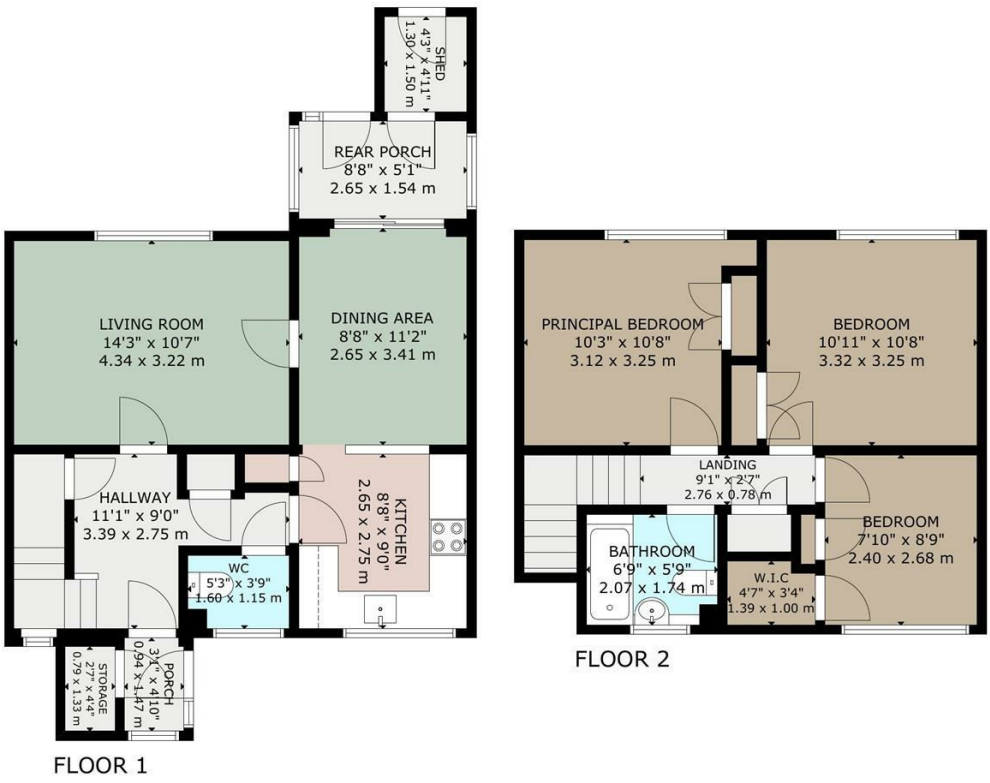
To the front of the house the garden is grassed with path to the front door.

Rear Garden

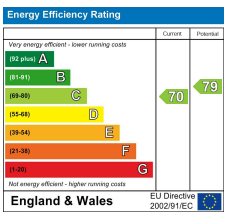
The rear garden has a small patio area with the rest being lawned. A wooden shed is also at the rear of the brick built shed with a gate access to the communal grassed area and path.







GROSS INTERNAL AREA
TOTAL: 87 m²/934 sq.ft
FLOOR 1: 44 m²/476 sq.ft, FLOOR 2: 43 m²/458 sq.ft
EXCLUDED AREAS: PORCH: 1 m²/15 sq.ft, STORAGE: 1 m²/11 sq.ft
REAR PORCH: 4 m²/44 sq.ft, SHED: 2 m²/21 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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