WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

19 Goldington Drive, Bongate Cross, Appleby-In-Westmorland, CA16 6FE



- **Chic, Stylish, Spacious, Modern and Efficient Three Storey Family Home**
- **Cul-de-Sac Location in an Historic Eden Valley Market Town**
- **Large Living Room + Dining Kitchen and WC**
- **Four Bedrooms, En-Suite Shower Room + House Bathroom**
- **Low Maintenance Enclosed Rear Garden**
- **Off Road Parking for Two Cars**
- **Gas Central Heating - Underfloor to the Ground Floor + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C. EPC - Rate C**

Asking price £275,000

Forming part of an attractive short terrace of just three houses in this desirable Story Homes cul-de-sac development in the beautiful market town of Appleby, in the gorgeous Eden Valley, 19 Goldington Drive is an immaculate modern family townhouse style house, further improved by the owners enhancing an already fine home.

The comfortable, stylish and energy efficient accommodation, set over three floors, comprises; Entrance Hall, a large Living Room opening onto the Enclosed Rear Garden, an up-graded Dining Kitchen and a Cloakroom to the ground floor, with underfloor heating. Three Bedrooms and a House Bathroom to the first floor and a large Principal Bedroom Suite on the second floor with an En-Suite Shower Room and a Dressing Area.

To the side of the houses is a tandem Parking Space for two cars and a path around the rear of the neighbouring garden leads to the Enclosed Rear Garden which has been thoughtfully landscaped with low maintenance in mind.

This wonderful family home also benefits from high levels of modern insulation combined with a combination of uPVC and Velux Double Glazing and Gas Central Heating via a Condensing Boiler coupled with a Pressurised Hot Water Tank giving an energy rating of B.

Location

From the centre of Appleby, head South on B6542. Take the road on the left after the Royal Oak pub, signposted Hilton & Murton, then turn left into Goldington Drive, number 19 is on the right.

The what3woreds position is; lines.branching.assorted

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

The property is freehold and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a composite security door to the;

Hallway
Stairs lead to the first floor with a natural wood handrail and spindles and a storage cupboard below with light and housing the MCB consumer unit. The floor is engineered oak with underfloor heating and doors lead off to the kitchen, WC and;



Living Room 17'1 x 15'8 (5.21m x 4.78m)
Having a media wall to one side with space for a large flat screen TV and a sound bar and having a flame effect fire below. The ceiling has recessed down lights and is part sloped with two large double glazed Velux roof windows with integral blinds. Two large sliding patio doors with side windows open out to the rear garden. The flooring is engineered oak with underfloor central heating.





Dining Kitchen 15'7 x 8'5 + bay (4.75m x 2.57m + bay)

Fitted with a range of pale grey, wood grain effect Shaker style units and a marble effect quartz composite worksurface incorporating and under surface mounted ceramic Belfast sink with mixer tap and a carved drainer. There is a built-in AEG electric double oven and induction hob with an antique style mirrored splashback and an extractor hood, an integrated fridge freezer, dishwasher and washing machine, and space for a tumble dryer and a wine fridge.





The flooring is engineered oak with underfloor heating. There is a box bay window to the front with integral colonial blinds and there is a wall point for a TV.



WC

Fitted with a contemporary toilet and corner mounted wash basin with pillar taps. The walls are part tiled, the floor flooring is oak effect LVT and there is a single radiator, an extractor fan and a uPVC double glazed window.

First Floor - Landing

Stairs with natural wood handrail and spindles lead to the second floor. There is a recessed airing cupboard which houses a pressurised hot water tank.



Bedroom One 13'4 x 8'6 (4.06m x 2.59m)

Having a single radiator, a TV aerial point and uPVC double glazed windows to the rear overlooking the garden.



Bedroom Two 12'5 x 8'2 (3.78m x 2.49m)

There is a single radiator, a TV aerial point and uPVC double glazed windows to the front look out to the woodland opposite.



Bedroom Three 7'10 x 6'8 (2.39m x 2.03m)
Currently used as a gym, there is a shelved recess, a single radiator, a TV aerial point and uPVC double glazed windows to the rear.



Bathroom 5'7 x 7' (1.70m x 2.13m)
Fitted with a contemporary wash basin, toilet and bath with centre mounted taps and a handheld shower attachment. The walls are part tiled, the ceiling has recessed downlights and there is a single radiator, an extractor fan and a uPVC double glazed window to the front.





Second Floor
The stairs rise to a small landing with a door to the;

Principal Bedroom 22' x 12' max (6.71m x 3.66m max)

The ceiling is partly sloped with a large double glazed Velux window to the rear and uPVC double glazed dormer window to the front looking onto the woodland opposite. There are two double radiators, a wall mounted TV aerial point and a ceiling trap to the roof void.





En-Suite 7'6 x 7' (2.29m x 2.13m)

Fitted with a contemporary toilet, wash basin and a shower enclosure with a Mira mains fed shower over and tiles to three sides. The walls are part tiled and the ceiling is partly sloped with a double glazed Velux roof window and recessed downlights. A built-in airing cupboard houses a Vaillant gas fired condensing boiler which provides the central heating and hot water via the pressurised hot water tank. There is a single radiator, a shaver socket and an extra extractor fan.



Outside

To the front of the house is a small garden with low-level shrub borders and a flagged path to the front door.

To the right hand side of the neighbouring property is an off-road parking space for two cars.

A path from the parking space leads around to the rear garden.

The rear garden is on two levels, the lower level being flagged and accessed by the patio doors from the living room with a raised bed to one side and steps up to the upper level which is laid to artificial grass. There is a high fence around the garden, light and power points.





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.

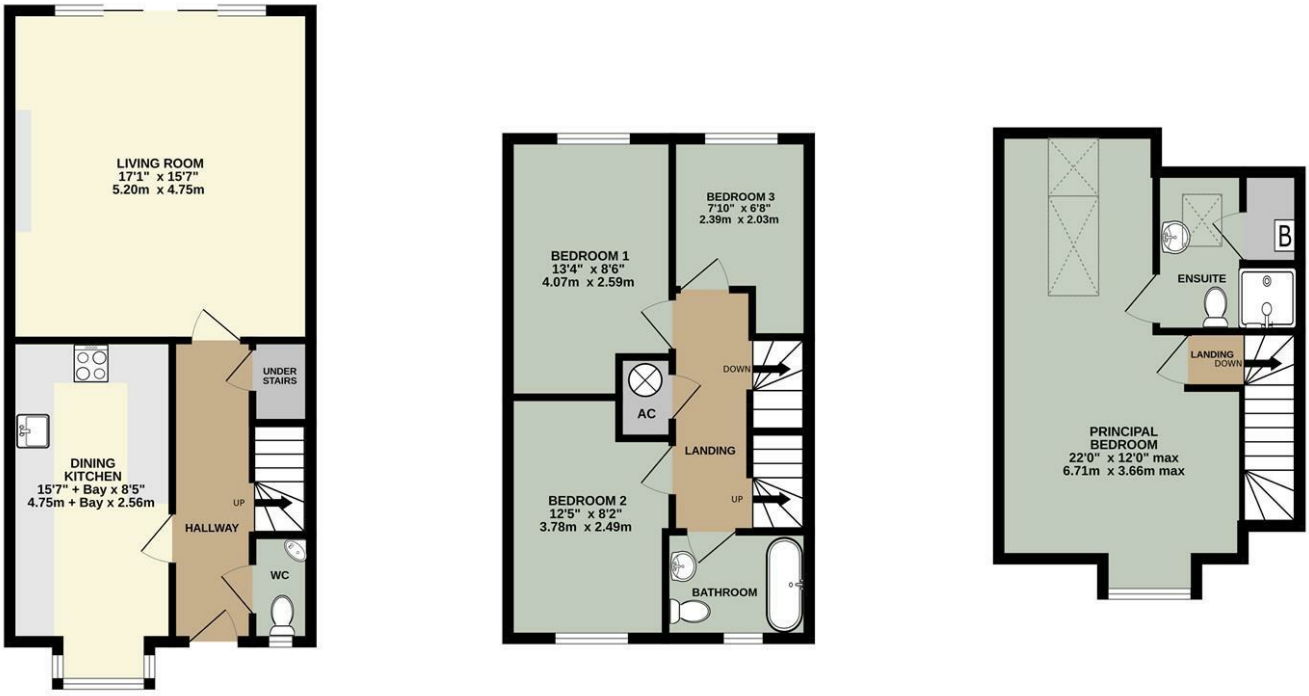
Referal Fees

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 2024 was £253.00

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

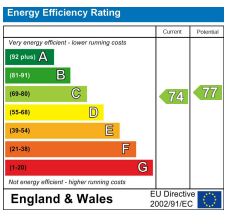
1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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