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SYCAMORE CLOSE, APPLEBY-IN-WESTMORLAND

GUIDE PRICE £275,000

Situated in a quiet cul-de-sac this semi detached town house offer bright & spacious accommodation over three floors. Cloakroom/wc, dining kitchen, lounge, 3 bedrooms & bathroom on the 1st floor & a master suite on the 2nd floor. Driveway parking & front and rear gardens. EPC Rating B.

- Four Bedrooms (One En -Suite)
- Quiet Location
- Semi-Detached House

The Property Ombudsman

Entrance Hall
With radiator and under stairs cupboard.

Cloakroom/WC
Fitted with a wc, wash hand basin and radiator. Obscured window.

Living Room
w: 4' 9" x l: 5' 3"
4.75m x 5.23m Patio doors to the rear garden and 2 roof windows. Two radiators.

Kitchen/Diner
w: 2' 6" x l: 4' 9"
2.54m x 4.72m Fitted with wall and base units and complementary wood effect worktops, sink unit with mixer tap, integrated electric oven with gas hob and extractor over, fridge/freezer. Plumbing for washing machine and dishwasher, radiator. Bay window to the front elevation.

FIRST FLOOR
Landing with airing cupboard housing the water cylinder.

Bedroom 2
w: 2' 7" x l: 4' 1"
2.59m x 4.06m Having a window to the front aspect, radiator.

Bedroom 3
w: 2' 7" x l: 3' 9"
2.59m x 3.78m With window overlooking the rear, radiator.

Bedroom 4
w: 6' 8" x l: 10' 9"
2.03m x 3.28m Window to the rear and radiator.

Bathroom/WC
Bath with shower attachment to the taps, WC, hand basin, radiator, obscured window and part tiled walls.

SECOND FLOOR:

Master Bedroom Suite
w: 3' 8" x l: 6' 7"
3.66m x 6.58m With window front and rear, 2 radiators, velux roof light.

Shower Room/En-Suite
With thermostatic shower in enclosure, velux window, WC, hand basin, radiator, storage cupboard. Part tiled walls.

Local Amenities
Appleby, the former County Town of Westmorland, stands on a bend of the River Eden. The town provides an excellent range of day-to-day facilities including primary and secondary schools, varied shops, hotels, churches, public houses, swimming pool, and station on the scenic Settle to Carlisle Railway. Boroughgate, the attractive, tree-lined main street, is dominated at its head by the imposing Appleby Castle with its Norman keep, and at its foot by the handsome Parish Church of St. Lawrence, last resting place of Lady Anne Clifford. The A66 trans-Pennine trunk road, which now bypasses the town, gives good access to Penrith/M6.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Services
Mains water, electricity, gas, mains drainage and telephone subject to BT regulations. We are advised there is a ground maintenance charge of approximately £119 per annum.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Directions
From Appleby town centre proceed east along Bridge Street towards The Sands / B6542. Turn right onto the B6542 and proceed for 0.5 miles and turn left onto Cross Croft. Continue forward and turn left onto Goldington Drive, follow the road and take the second left turn and then left again. Sycamore Close is situated on the left and side.

A comprehensive Material Information summary is available upon request.







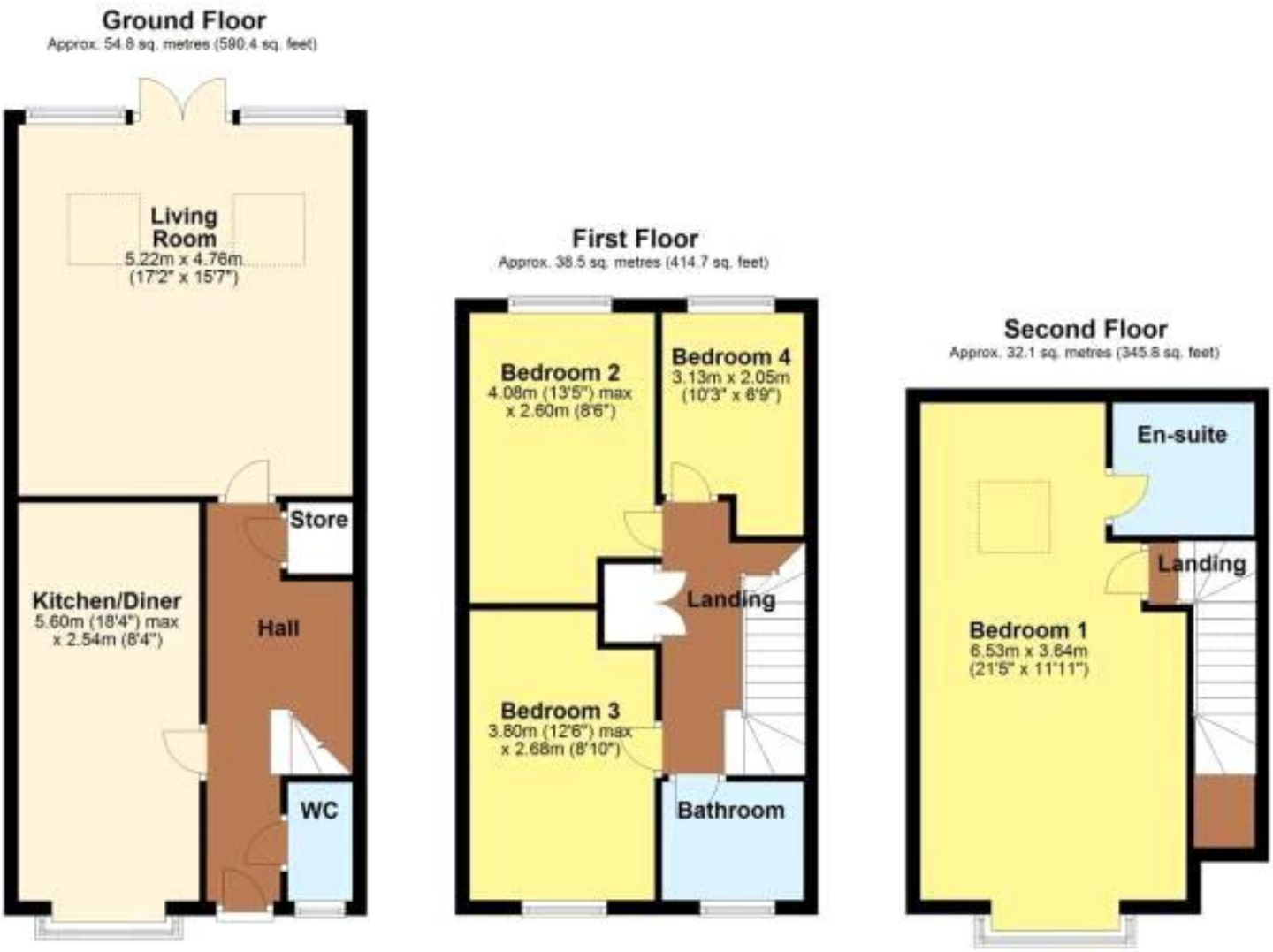




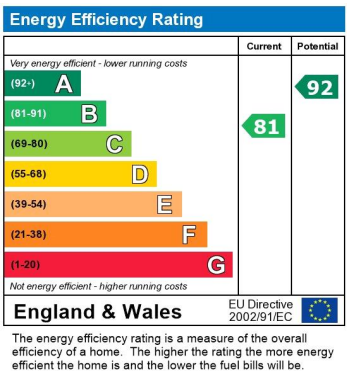


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Total area: approx. 125.5 sq. metres (1350.9 sq. feet)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.