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GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **3 Pear Tree Garth, Bongate Cross, Appleby-In-Westmorland, CA16 6FH**



- **Attractive Modern Semi Detached House**
- **Peaceful Location at the Head of a Car Free Cul-de- Sac**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms, 1 En-Suite + House Bathroom**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Photovoltaic Solar Panels with Feed in Tariff**
- **Enclosed Rear Garden with South Westerly Aspect**
- **Off Road Parking Space + Garage**
- **Tenure - Freehold. EPC Rate - C. Council Tax Band - B**

**Asking price £240,000**

On the edge of the historic Eden Valley market town of Appleby, 3 Pear Tree Garth is an attractive and efficient modern house positioned at the . The accommodation comprises: Hallway, Living Room with patio doors into the garden, Dining Kitchen, Cloakroom, 3 Bedrooms, 1 En-Suite and a Bathroom.

Outside there is an enclosed Garden with a south westerly aspect, an Off Road Parking Space and a Garage.

The property also benefits from Mains Gas Central Heating via a Condensing Combi Boiler, is uPVC Double Glazed and has Photovoltaic Solar Panels.

### **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. follow the road around the right hand bend and drive up the rise. Pear Tree Garth is on the right. Pull into the block paved lane and there is a visitor parking bay on the right.

### **Amenities Penrith**

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, 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. A larger shopping centre is Penrith 14 miles away.

Penrith is a popular market town, 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, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property. Photovoltaic solar panels are connected to the property and receive a feed in payment.

### **Tenure**

The house, gardens and parking space are freehold and the council tax is band B.

The garage is on a leasehold, being 999 years from January 1st 2018 with a peppercorn rent.

We have been informed by the vendor that there is an annual service charge for the maintenance of the communal areas in the sum of £125 payable in January.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Referral 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

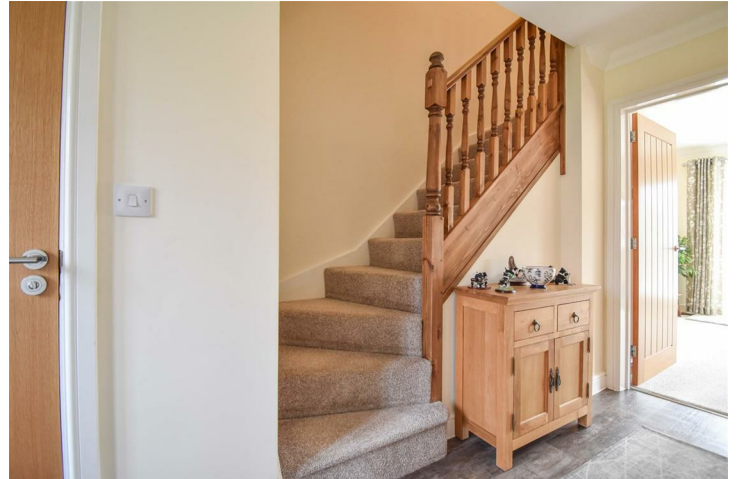
## ACCOMMODATION

### Entrance

Through a composite security door to the;

### Hallway

Having wood effect LVT flooring, a single radiator and stairs leading to the first floor with natural wood banister and spindles. Oak doors lead off to the kitchen, the cloakroom and;



### Living Room 11'10 x 15'8 (3.61m x 4.78m)

Having a TV aerial and satellite lead, a telecoms point a double radiator. A uPVC double glazed window and patio doors faced to the rear. There is access to an under stairs cupboard which houses the MCB consumer unit.



**Dining Kitchen 13'9 x 8'5 + bay (4.19m x 2.57m + bay)**

Fitted on three sides with cream fronted, cottage style units and a wood block effect worksurface incorporating a composite one and a half bowl single drainer sink with mixer tap and solid splashback. There is a built-in electric oven and ceramic hob with stainless extractor hood above, an integral fridge freezer and plumbing for a washing machine. The flooring is wood effect LVT and there is a telephone point, a double radiator and a uPVC double glazed box bay window to the front.



**WC 5'7 x 3' (1.70m x 0.91m)**

Fitted with a toilet, a corner wash basin and having wood effect LVT flooring and part tiled walls. There is a single radiator, an extractor fan and a uPVC double glazed window to the front.

**First Floor - Landing**

A built-in cupboard above the stair head houses a Vaillant gas fired condensing Combi boiler providing the hot water and central heating. A ceiling trap with drop-down ladder gives access to the roof space.

**Bedroom One 11'11 x 8'5 (3.63m x 2.57m)**

Having a uPVC double glazed window to the rear, built-in wardrobes providing hanging and shelf storage and a TV aerial point. A door leads to the;



**En-Suite 3'11 x 8'5 (1.19m x 2.57m)**

Fitted with a wash basin, a toilet and a large shower enclosure having a Mira mains fed shower over with rainwater head and tiles to 3 sides. The ceiling has recessed downlights and the walls are part tiled. There is an extractor fan and a single radiator.

**Bedroom Two 9'7 x 8'5 (2.92m x 2.57m)**

Having a uPVC double glazed window looking out onto the open green to the front, a built-in wardrobe with hanging and shelf storage and a single radiator.

**Bedroom Three 8'6 x 6'10 + recess (2.59m x 2.08m + recess)**

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



### **Bathroom 5'7 x 6'9 (1.70m x 2.06m)**

Fitted with a wash basin, a toilet and a bath with mixer shower taps. The walls are part tiled and there are recessed downlights to the ceiling, an extractor fan and a single radiator. A uPVC double glazed window faces to the front.



### **Outside**

A path across the communal green leads to a forecourt garden being laid to slate chippings with steel railings around and a flagged path to the front door.



A flagged path with gate to the side leads around to the rear garden which has a large porcelain flagged patio area and two steps leading up to a garden, laid to artificial grass.

The garden has a south westerly aspect, enjoying direct sunlight in the afternoon and evening and there is a high fence around the garden.

A gate to the rear of the garden opens to the shared parking area.



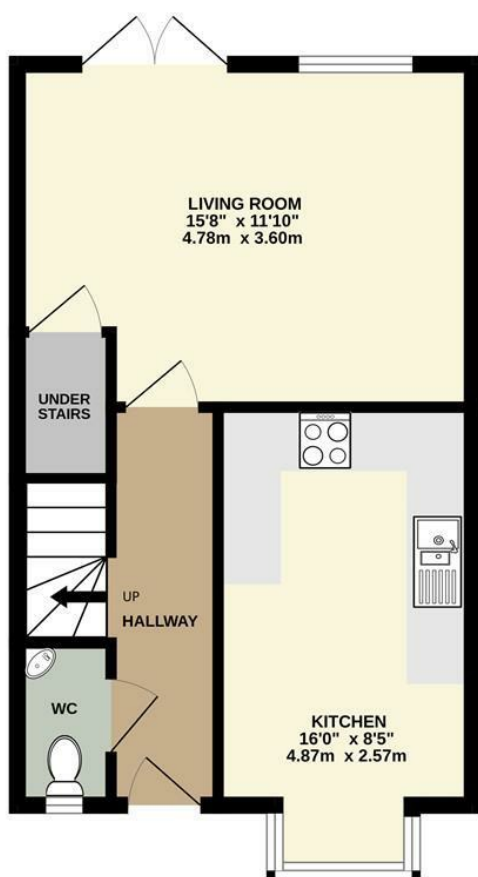
There is an a private parking space for No.3 directly in front of the garage.



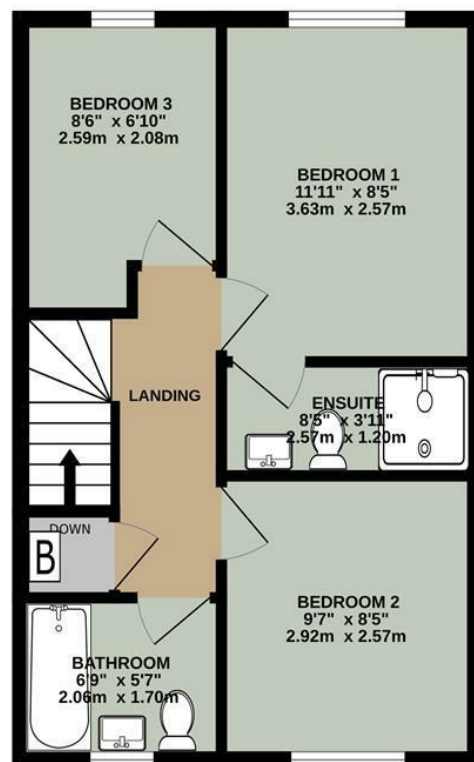
**Garage 19'5 x 8'8 (5.92m x 2.64m)**

Having an open and over vehicle door, lights, power points and a uPVC double glazed window to the rear.

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



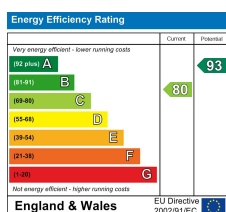
1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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