

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **16 West Lane, Penrith, CA11 7DP**



- **Sandstone End of Terrace Cottage**
- **Convenient Location in Penrith Town Centre**
- **Open Plan Living Room + Kitchen**
- **2 Bedrooms and First Floor Bathroom**
- **uPVC Double Glazing. Gas Central Heating via a Condensing Boiler**
- **Resident Permit Parking**
- **Council Tax Band - A. EPC - D**

**Per month £775 Per month**

Ideally suited to; a first time buyer, someone downsizing or a rental investor, 16 West Lane is a delightful renovated and comfortable sandstone cottage, conveniently located in the heart of Penrith, yet on a side lane, with accommodation comprising; Living Room open into the Kitchen, 2 Bedrooms and a Bathroom. This comfortable cottage also benefits from uPVC Double Glazing, Gas Central Heating from a Condensing Boiler and Resident Permit Parking is available.

### **Location**

From the Centre of Penrith, head out of Great Dockray on Castle Hill Road and take the first right turn into West Lane, number 16 is on the right.

### **Amenities**

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. Council tax is Band A

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Fees**

Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 3 times the rental amount.

On signing the tenancy agreement you will be required to pay:

Rent £775

Refundable tenancy deposit: £890

**FEES DURING YOUR TENANCY:**

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent

which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID: A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

### **ACCOMMODATION**

## Entrance

Through a uPVC double glazed door to the;

## Open Plan Living Room Kitchen 20'2 x 13'6 (6.15m x 4.11m)

Having an electric flame effect heater set in a feature fireplace, a double radiator, a TV aerial point, a telecoms point and an MCB consumer unit.. There is a floor cupboard housing the gas and electric metres. A uPVC double glazed window faces to the front and a door to the stairs with access to a cupboard below.



The kitchen area is fitted with a range of cream shaker style units with a wood effect worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven and ceramic hob with glass splashback and a stainless steel cooker hood, an integral fridge and plumbing for a dishwasher. Two uPVC double glazed windows faced to the rear.



## First Floor - Landing

A uPVC double glazed window in the stairwell provides natural light and the ceiling trap gives access to the roof space above.

## Bedroom One 9'7' x 13'7 (2.92m' x 4.14m)

Having a double radiator and a uPVC double glazed window to the front.



### **Bedroom Two 6'8 x 9'11 (2.03m x 3.02m)**

A cupboard above the stair head houses a Baxi gas fired condensing combi boiler which provides the hot water and central heating. There is a double radiator and a uPVC double glazed window to the rear.



### **Bathroom 4'3 x 7'4 (1.30m x 2.24m)**

Fitted with a contemporary lavatory, wash basin and bath with a mains fed twin head shower over, tiles around and a clear shower screen. The ceiling has recessed downlights and the floor is vinyl tiled. There is a chrome heated towel rail and an extractor fan.



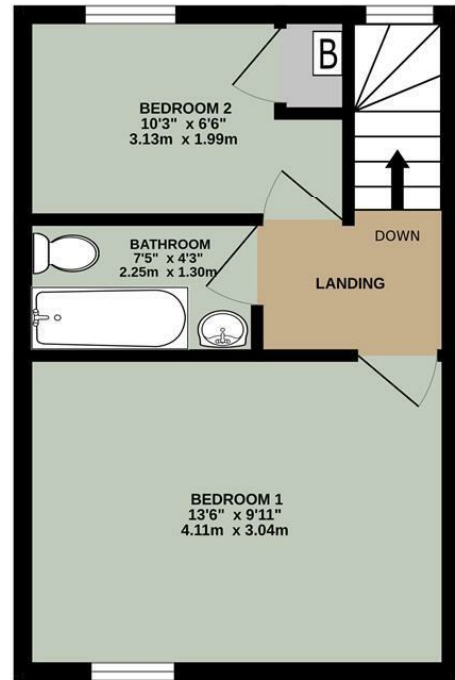
### **Parking Permit**

Street permit parking is subject to availability and applied for through Westmorland and Furness Council.

GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

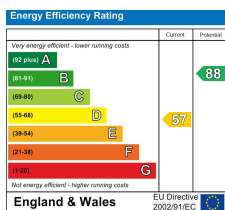


1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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.  
Made with Metropix ©2026



Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)

Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

**Disclaimer**

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

**Data Protection**

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
Registered Office: 9 + 10 Angel Lane, Penrith

