

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

9 Holyoake Terrace, Penrith, CA11 9DX



- **Attractive and Well Maintained Popular Style of Semi Detached Home**
- **Clever Ground Floor Extension to the Rear**
- **Living Room Open into Dining Room and Breakfast Room with**
- **Laundry Cupboard + WC**
- **3 Bedrooms + Shower/Wet Room**
- **South Facing Garden to the Rear**
- **Off Road Parking for at least Three Cars**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band- B. EPC - C**

Asking price £260,000

Having undergone a great deal of improvement and updating by the current owners over the last 20 years, including a clever ground floor extension to the rear, 9 Holyoake Terrace is a smart, traditional house combined with modern convenience and open plan living space comprising; Entrance Hall, Living Room-Dining Room-Breakfast Kitchen, Cloakroom 3 Bedrooms and a First Floor Shower/Wet Room. Outside there is excellent Off Road Parking for at least three cars and to the rear is an Attractive Garden which enjoys an ideal Southerly Aspect. This wonderful home is ready to walk straight into and benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler, helping to give an EPC rating of C.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next, signposted to Greystoke. Follow the road around the left and right hand bends, drive past Norfolk Place, Holyoake Terrace is a row of semi detached houses on the left. On street parking is on the opposite side of the road.

Amenities

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.

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 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.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door with double glazed windows to either side to the;

Entrance Hall

Stairs lead to the first floor with polished wood handrails and there is a modern column radiator, a telecoms point and an original stripped wood panel door to the;

Living Room 15'5 x 10'7 (4.70m x 3.23m)

The flooring is would affect laminate, there is a shelved recess, a double radiator, a TV aerial point and a telecoms point. A broad opening leads to the;



Dining Room 8'10 x 13'5 (2.69m x 4.09m)

The ceiling is sloped with recessed downlights and two double glazed Velux roof windows. The wood effect laminate flooring follows through from the living room and there is a double radiator, a uPVC double glazed door and uPVC sliding patio door with side window open to the rear. The dining room is open to the;



Breakfast Kitchen/Day Room 22'10 x 9'10 (6.96m x 3.00m)

Fitted to two sides with oak fronted wall and base units and a composite quartz work surface incorporating an under mounted stainless steel Belfast type sink with carved drainer, mixer tap and a quartz splashback. There is a built in mid height electric oven and a stainless steel gas hob with extractor hood. A central island unit has storage cupboards below and a composite quartz top giving breakfast bar seating for four people. There is space for an undercounter fridge and freezer and the units include pull out larder drawers, a carousel corner and an integral dishwasher. The wood effects laminate flooring continues through from the dining area and there is a double radiator and uPVC double glazed windows to the front. Pine panelled doors open to a laundry cupboard with plumbing for a washing machine and space for a tumble dryer and to the;



Cloakroom 5'5 x 6'7 (1.65m x 2.01m)

Fitted with a contemporary wash basin and toilet and there is a double radiator, an extractor fan and a uPVC double glazed window to the side. The flooring is wood effect laminate and there are recessed downlights to the ceiling.



First Floor-Landing

A uPVC double glazed window to the front gives natural light and a ceiling trap with drop-down ladder gives access to the insulated roof space. Original wood panel doors lead off to the bedrooms and wet room.



Bedroom One 11'6 x 11'10 (3.51m x 3.61m)

There is an original cast iron feature fireplace with tiled insets and hearth and there is a single radiator, a TV aerial point and a uPVC double glazed window with open outlook to the rear.

**Bedroom two 9'7 x 10' (2.92m x 3.05m)**

There is an original built in wall cupboard, a single radiator, a TV aerial point and a uPVC double glazed window to the rear.

**Bedroom Three 7'1 x 8'8 (2.16m x 2.64m)**

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



Shower/Wet Room 8'9 x 4'7 (2.67m x 1.40m)

The moulded flooring has a drain point with a mains fed shower over, marine boards around and a clear screen. There is a contemporary toilet and wash basin with wall cabinets above, a chrome heated towel rail, an extractor fan, recessed downlights and uPVC a double glazed window.



Outside

Across the front of the house is a gravel forecourt giving off-road parking for at least two cars.

A flagged path from the pavement leads to the front door and along the side of the house, through a metal gate to the rear garden.



Across the rear of the house is a flagged terraced, accessed from the dining room door and with steps down to the main garden area.



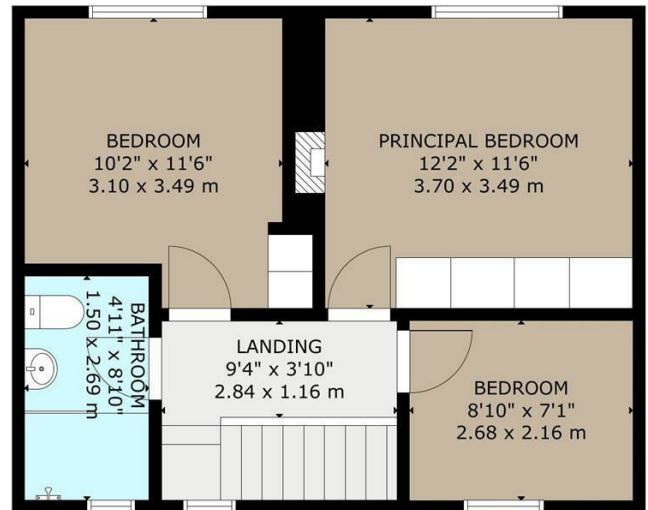
The main garden area has a central lawn with block paved paths around, a further paved seating area.

There is an off road parking space, accessed from Balmoral Close.



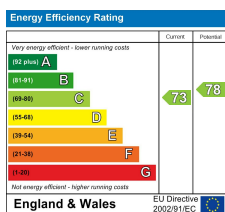


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 105 m²/1,137 sq.ft
FLOOR 1: 63 m²/680 sq.ft, FLOOR 2: 42 m²/457 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk

Visit our Website - 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
www.wilkesgreenhill.co.uk

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

