



Yanwath

£490,000

3 Squirrel Close, Yanwath, Penrith, Cumbria, CA10 2FJ

An immaculately presented attractive style modern detached four bedroom house most pleasantly situated within a small cul de sac development in Yanwath village and enjoying a delightful open rural rear outlook. Internal viewing is highly recommended.

Located approximately two miles from Penrith and under four miles from Pooley Bridge, Yanwath village includes a primary school and public house.

Quick Overview

Attractive style modern detached house
Constructed by the acclaimed Russell Armer Homes in 2019

A private cul de sac of eight houses

Delightful open rural rear outlook

Approximately two miles from Penrith and under four miles from Pooley Bridge

Immaculately presented and tastefully appointed accommodation

Four bedrooms and two luxury bath / shower rooms

Living room and open plan fitted dining kitchen

Front and rear landscaped gardens

Garage and on-site parking space

Property Reference: P0262



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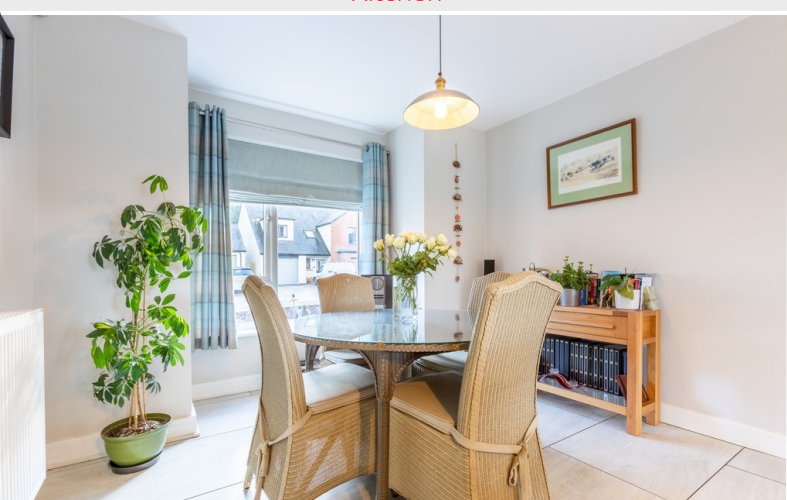
Living Room



Living Room



Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall With radiator, under stairs cupboard.

WC

With WC, wash hand basin, ceramic wall tiling, radiator.

Living Room 22' 4" x 11' 11" (6.81m x 3.63m)

With front bay window, feature stove style gas fire on slate hearth, sliding patio door to the rear garden.

Dining Kitchen 22' 4" x 11' 7" (6.81m x 3.53m)

With front bay window, stylish range of fitted base and wall units including silestone work surfaces and pelmet lighting, breakfast bar, sink with mixer tap, integrated oven, hob, extractor unit, microwave, fridge, freezer, dishwasher, radiator, sliding patio door to rear garden.

Utility Room 7' 5" x 6' 0" (2.26m x 1.83m)

With fitted base and wall units, plumbing for washing machine, radiator, external rear door.

First Floor:

Landing

With radiator.

Bedroom 1 11' 7" x 11' 1" (3.53m x 3.38m)

Rear bedroom with radiator.

En-suite Shower Room

With WC, vanity wash hand basin, large shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom 2 12' 8" x 10' 10" (3.86m x 3.3m)

Front bedroom with radiator, built in wardrobes.

Bedroom 3 11' 11" x 10' 9" (3.63m x 3.28m)

Front bedroom with radiator, built in airing cupboard.



Living Room



Kitchen



Utility



Bedroom One



En-suite



Bedroom Three

Bedroom 4 11' 2" x 7' 11" (3.4m x 2.41m)

Rear bedroom with radiator.

Bathroom

With WC, wash hand basin, bath, shower cubicle, ceramic wall tiling, heated towel rail.

Outside:

Front block paved driveway providing on-site parking for two cars and facility for an electric car charger unit, landscaped front garden with shrubbed borders, side pathway, landscaped rear garden with paved patios, lawn, stocked and shrubbed borders, established trees. Detached garage with electric entrance door, light and power, side pedestrian door.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band D

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith proceed south on the A6 to Eamont Bridge and turn right at the mini roundabout where signposted to Tirril and Pooley Bridge. Proceed ahead and turn right where signposted to Yanwath. Continue past the public house following the road around to the right and then turn right into Squirrel Close where the property is located on the left.

Price

£490,000

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Three



Bedroom Two



Rear Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
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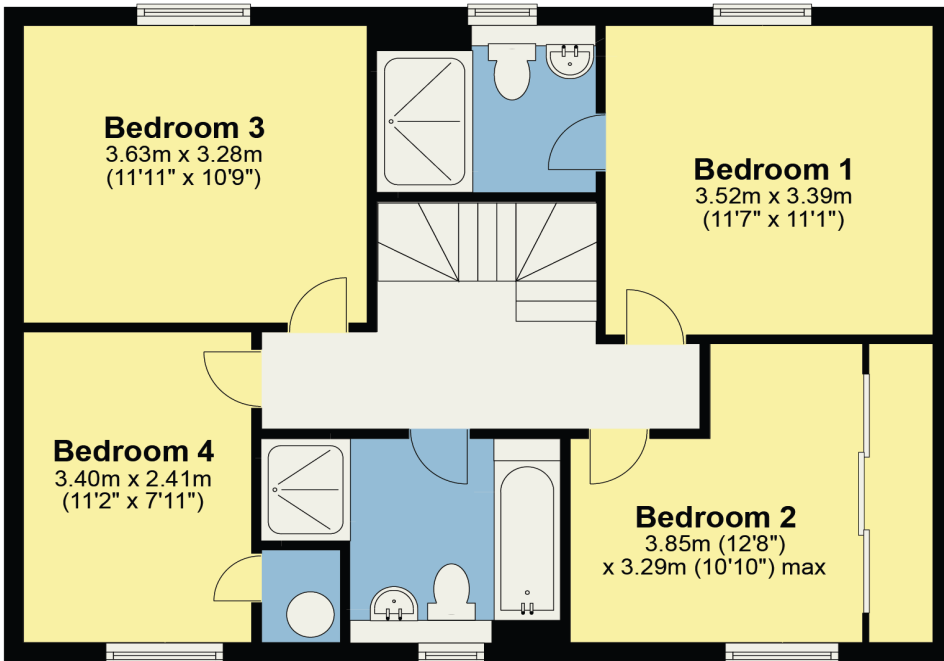
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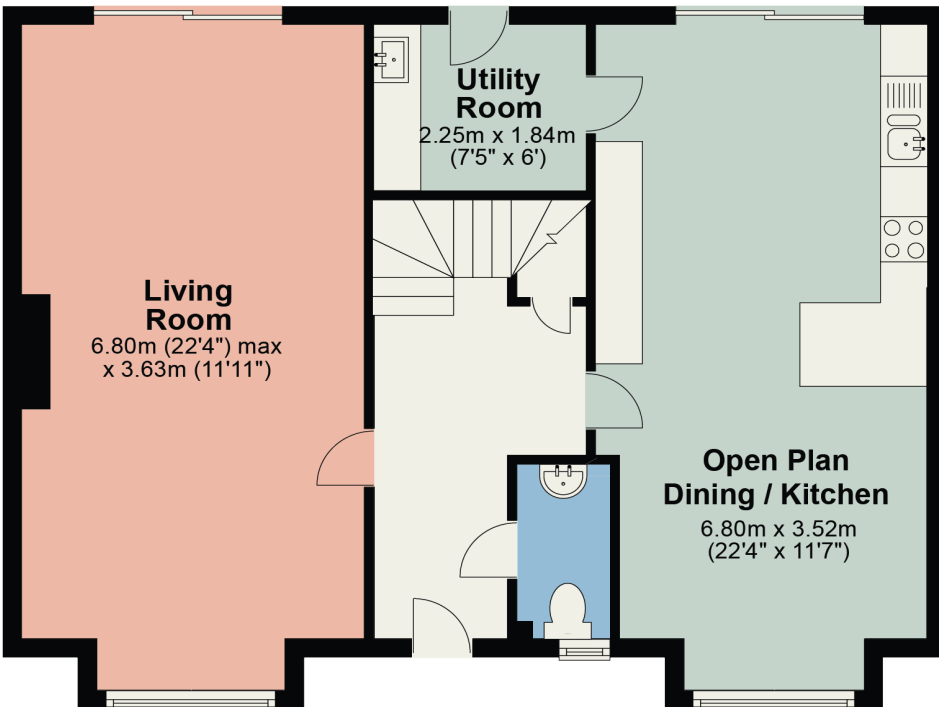
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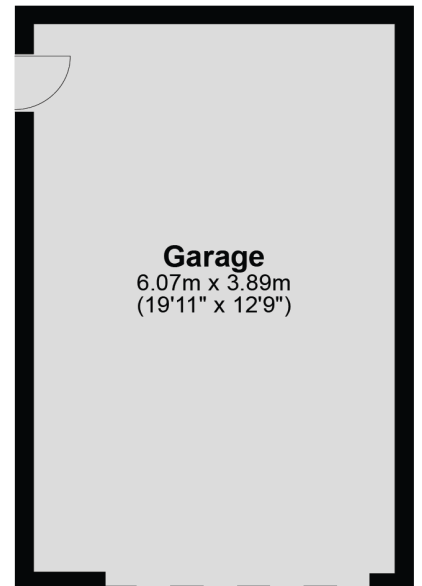
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First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: p0262