



Ambleside

£260,000

47 Castlefield, Ambleside, Cumbria, LA22 9BQ

A well presented mid terraced house set in an elevated location overlooking neighbouring properties and to the fells beyond and offering 3 bedroomed accommodation, having double glazed windows, gas fired central heating and rear tiered garden. Local Occupancy Condition applies.

Quick Overview

Three bedroom family home
Mid terrace
Elevated location with superb fell views
Tiered rear garden
A short stroll from central Ambleside
Occupancy conditions apply
No chain
Ultrafast Broadband 1000Mbps*



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Ultrafast
Broadband



Roadside Parking

Property Reference: AM4009



View from Property



Sitting Room



Sitting Room



Kitchen

Location From Ambleside, proceed along Rydal Road bearing right into Greenbank Road (just after the Ambleside Health Centre). Continue up this road bearing first right into Castlefield. Proceed up the hill and follow the road around to the left, where number 47 can be found a short way along on the right at the top of the hill.

What3Words ///quail.solicitor.recently

Description 47 Castlefield is a neatly presented family home, situated towards the end of a small terrace. The accommodation comprises of entrance porch leading to an inner hall and beyond to a welcoming sitting room ideal for gathering with friends and family. The breakfast kitchen with ample space to cook, relax and dine has wall and base units with complementary work surfaces and integrated appliances including a four ring gas hob set above a separate Cata electric oven with extractor fan over. Benefitting from a large utility/boot room with external door to the rear garden, and separate cloakroom WC. On the first floor are 3 good sized bedrooms and a family bathroom. The property benefits from gas fired central heating and uPVC double glazed windows.

A Local Occupancy Condition applies, meaning the property must be the purchaser's main or principle residence, and that they have lived or worked in the County of Cumbria for the last 3 years.(Further details upon request).

Accommodation (with approximate dimensions)

Entrance Porch

Inner Hall

Sitting Room 18' 6" x 12' 11" (5.64m max x 3.94m max)
Stairs to first floor.

Breakfast Kitchen 12' 6" x 10' 2" (3.81m x 3.10m)
Understair cupboard.

Utility 11' 4" x 7' 4" (3.45m x 2.24m) Housing the Vaillant boiler, and having plumbing for an automatic washing machine, provision for a dryer, and an external door to the rear garden area.

Cloakroom WC and wash hand basin.

First Floor

Landing With built in storage cupboard and loft access.

Bedroom 1 13' 3" x 10' 3" (4.04m max x 3.12m max) A spacious double, enjoying fell views and glimpses of Lake Windermere. Built in storage cupboard.

Bedroom 2 12' 2" x 9' 8" (3.71m x 2.95m) A double room with garden views. Integrated double wardrobe.

Bedroom 3 10' 6" x 7' 11" (3.20m max x 2.41m max) Equally suited for use as an office for those working from home.

Bathroom Having a three piece suite comprising panel bath with Triton shower over, wash hand basin, and WC.

Outside

Garden Small front garden area for ease of upkeep. Covered shared walkway with neighbouring property, leading to tiered rear garden with views to the lower slopes of Fairfield. Timber shed.

Property Information

Services Mains gas, electricity, water and drainage. Gas central heating to radiators and double glazing.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band C

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



Kitchen



Bedroom 1



Bedroom 2

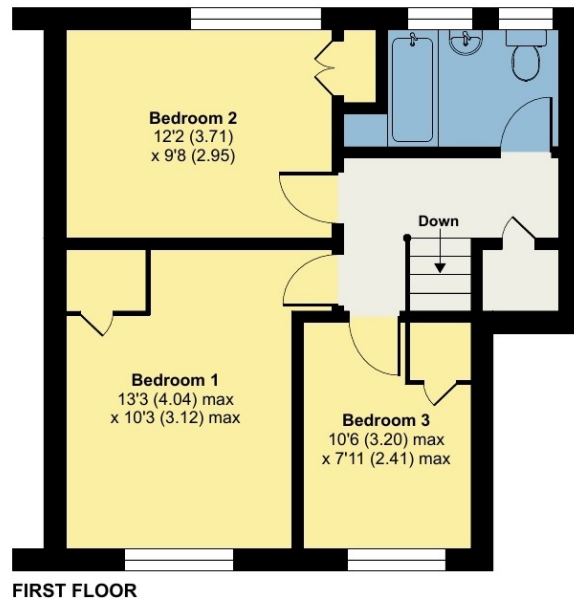
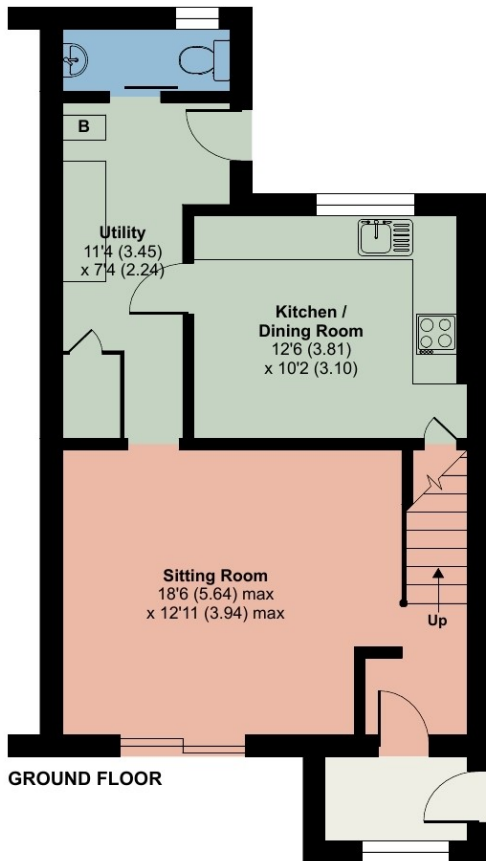


Bedroom 3

47, Castlefield, Ambleside, LA22

Approximate Area = 1023 sq ft / 98.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1077253

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