

## Keswick

Offers in the region of **£495,000**

49 Eskin Street, Keswick, CA12 4DG

A substantial five bedroom period terrace house enjoying a convenient side street location in Keswick town centre and providing generous accommodation currently used by the present owners for lucrative holiday rental.

### Quick Overview

Substantial five bedroom period terrace house

Convenient side street location in  
Keswick town centre

Living room, dining room and fitted kitchen

Three bath / shower rooms

Forecourt and rear yard

Established lucrative holiday rental use



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Ultrafast



On Street

Property Reference: KW0415





Living Room



Dining Room



Kitchen



Rear Yard

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Living Room

With bay window, tiled fireplace including inset fitted gas fire and timber surround, radiator.

#### Dining Room

With tiled fireplace including inset fitted gas fire and timber surround, built in chimney side cupboards and shelving, radiator.

#### Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, extractor unit, plumbing for dishwasher, gas boiler, external door, built in cupboard with plumbing for washing machine.

### First Floor:

#### Landing

#### Bedroom One

With bay window, two radiators.

#### Ensuite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

#### Bedroom Two

With radiator, period fireplace.

#### Shower Room

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

#### Bathroom

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





Living Room



Kitchen





Bedroom One



En-suite



Bedroom Two



Bathroom

## Second Floor:

### Landing

### Bedroom Three

With radiator, period fireplace, roof window.

### Bedroom Four

With radiator.

### Bedroom Five

With radiator.

### Outside:

Front paved forecourt, paved self-contained rear yard with pedestrian access and store.

### Services

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

### Tenure

Freehold.

### Rateable Value

£5,500.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed from Station Street onto St John's Street and then continue onto Ambleside Road. Eskin Street is the first turning on the left after Acorn Street.

### What3words

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### Price

Offers in the region of £495,000.

### 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 (incl. 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 Two





Bedroom Three



Bedroom Four

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

# 49 Eskin Street, Keswick

Approximate Area = 1665 sq ft / 154.6 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 1685 sq ft / 156.4 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: 1220388

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