



41 Huntley Avenue, Penrith – CA11 8NU

Guide Price £250,000

PFK

41 Huntley Avenue

Penrith

A delightful 3 bed home enjoying an elevated setting, generous gardens, driveway parking, and excellent access to Penrith's amenities.

Enjoying a slightly elevated position with far-reaching views and set within expansive, landscaped gardens, this wonderful property offers flexible accommodation and a highly convenient setting in the historic town of Penrith.

On entering, an enclosed porch leads into the hallway, complete with a useful storage cupboard, staircase to the first floor, and access to both the living room and kitchen. The living room, positioned to the front aspect, features a gas fire and flows seamlessly into the dining area, where patio doors open out onto the rear garden. From the dining room, a door leads into the kitchen, which enjoys a rear aspect outlook and is fitted with a range of wall and base units, a sink beneath the window, integrated slimline dishwasher, and space for both a freestanding cooker and undercounter fridge. A pantry provides extra storage, and a side hall links to the WC, utility room, and garage.

The utility room is equipped with plumbing for a washing machine and space for a freezer, alongside a rear access door to the garden. The garage, fitted with an electric roller door and raised for easier driveway access, is conveniently accessible from the utility.



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Upstairs, a spacious landing provides loft access via fitted ladder. The loft is part-boarded with lighting, offering excellent storage potential. Off the landing lies a shelved linen cupboard, a modern shower room, and three well-proportioned bedrooms. Two bedrooms enjoy a front aspect, with the principal bedroom benefiting from fitted wardrobes, while a generous double bedroom to the rear completes the first-floor accommodation.

Externally, a driveway provides off-road parking and is flanked by front gardens on either side, which continue around to the side and rear. The secure rear garden is a true highlight, boasting lawns, mature flower beds, fruit trees, and multiple patio seating areas—perfect for both relaxation and entertaining.

Ideally located in Penrith, the property offers excellent access to schools, amenities, and transport links, combining convenience with a elevated setting.



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Penrith

Huntley Avenue sits within a desirable and convenient location, in a sought after area of the town. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

- Well-appointed 3 bed semi-detached home
- Elevated position with far-reaching views
- Expansive gardens - generous plot
- Useful utility and downstairs WC
- Well-proportioned accommodation
- Council Tax - Band C
- Tenure - Freehold
- EPC rating C



ACCOMMODATION

Porch

2' 2" x 7' 1" (0.67m x 2.17m)

Hallway

11' 7" x 5' 10" (3.52m x 1.79m)

Living Room / Dining Room

23' 5" x 13' 5" (7.14m x 4.08m)

Kitchen

11' 4" x 8' 9" (3.46m x 2.66m)

Utility Room

4' 6" x 8' 6" (1.36m x 2.59m)

WC

2' 11" x 5' 3" (0.90m x 1.61m)

Garage

16' 7" x 8' 7" (5.05m x 2.62m)

Landing

Shower Room

4' 6" x 8' 0" (1.37m x 2.44m)

Bedroom 1

11' 9" x 11' 6" (3.57m x 3.51m)

Bedroom 2

9' 7" x 11' 5" (2.93m x 3.49m)

Bedroom 3

8' 7" x 8' 0" (2.62m x 2.43m)

EXTERNALLY

Front & Rear Garden

Driveway - 1 Parking Space

Garage - Single Garage - For smaller vehicles



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

What3Words - [///gossip.dare.wasps](https://www.what3words.com/#!/gossip.dare.wasps) From our Penrith office, turn right past the Cornmarket and then turn left on to Great Dockray. Turn right on to West Lane and follow the road around to the left on to Castle Hill Road. Follow Castle Hill Road on to Wetheriggs Lane and turn right on to Mayburgh Avenue. At the top of Mayburgh Avenue, turn left on to Huntley Avenue. The property is on the left hand side, further along Huntley Avenue.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.








Very energy efficient - lower running costs

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	70	77

England, Scotland & Wales

EU Directive 2002/91/EC





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