



**Hayward  
Tod**

**3 bed Mid Terraced House | 36 York Street | Carlisle | CA2 5UJ**  
**Auction Guide Price £80,000**





Ready for an upgrade this conveniently located three bed terrace house is for sale by auction. Ground floor living room, dining kitchen and bathroom. First floor three bedrooms. Small enclosed west facing rear yard with store. Great first time buy or investment property.

**ACCOMMODATION SUMMARY** Entrance into living room | Breakfast kitchen | Rear lobby utility area with door to yard | Bathroom | First floor landing | Rear double bedroom one | Front bedrooms two and three | Enclosed rear yard with store and access to passage | Gas central heating | Double glazing | Council Tax Band - A | EPC Rating - D | Freehold

**APPROXIMATE MILEAGES** Aldi 0.2 (5 minute walk) | Sainsburys 0.5 | Central Carlisle - West Coast Mainline Station

0.9 | Solway Coast AONB - Bowness on Solway 12.8 | Lake District National Park - Caldbeck 12.7, Pooley Bridge Ullswater 24.8 | Hadrian's wall UNESCO Site - Birdoswald Fort 18.2 | Newcastle International Airport 56.8

**WHY YORK STREET?** The property is conveniently situated on a quiet side road near Carlisle's most famous historic, Grade II listed landmark Dixon's Chimney built in 1836. Excellent amenities within an easy walking distance including public transport, Sainsburys and Aldi. Walk to parkland and the city centre where a comprehensive range of shops, pubs and restaurants await. Handy for main road network for M6, Lake District, Solway Coast and West Cumbria.

**OFFERS** To be made directly via Pattinsons Auctions and subject to their terms and conditions.



## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.