



Windermere

£275,000

Cartref
Park View
Windermere
Cumbria
LA23 2BH

A traditional Lakeland stone built semi detached house situated in a pleasant location overlooking Queens Park recreational ground. The flexible and deceptively spacious accommodation offers a self-contained annex to the rear and is presently arranged as a 5 bedroomed house of multiple occupancy with a small 1 bedroomed ground floor flat/annex at the rear, generating an impressive income.

Property Ref: W5191

6

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1

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Kitchen

Description: Built in the traditional Lakeland manner of stone walls with part rendered upper elevations under a slated roof. The property has timber framed double glazed windows and gas fired central heating and has been reorganised to make better use of the space to create 5 letting bedrooms in the main house to go with the rear annex which creates a 1 bedroom flat. A when fully let house of multiple occupancy property with an impressive income of approximately £26,952 per annum.

It is hoped that the property will be sold as a going concern and further information regarding letting is available on request.

Fitted all with hard wired smoke alarm system, Honeywell central heating controls and telephone entry system.

Location: The property occupies a delightful setting overlooking Queens Park recreation ground with good views obtained. Close to the village amenities of Windermere and local schools which are approximately 1/4 mile away with sub post office/general store just around the corner. The property can be found by turning left at the traffic lights in Windermere onto Broad Street and then immediately left onto Park Road. Follow Park Road almost to the junction of Limethwaite Road where an access lane leads off to the left where Cartref is the first property on the right.

Accommodation: (with approximate dimensions)

Letting Bedroom 1

15' 1" into bay" x 10' 1" (4.6m x 3.07m) Large double glazed bay window overlooking Queens Park. Built in vanity unit with shaver light, splash back tiling and mirror.

Shared Kitchen

13' 7" x 6' 5" (4.14m x 1.96m) Fitted wall and base units, inset stainless steel sink unit. Partly tiled walls. New World oven, grill and diplomat stainless steel 5 ring hob with cooker hood over.

Understairs Cupboard/Utility

5' 1" x 3' 9" (1.55m x 1.14m) Fitted base unit. Plumbing for a washing machine and space for fridge.

Stairs to first floor

Letting Bedroom 2

13' 6 max" x 7' 3" (4.11m x 2.21m) Vanity unit with shaver light and mirror. uPVC double glazed window.

Letting Bedroom 3

10' 11 max" x 8' 10" (3.33m x 2.69m) uPVC window, vanity unit with shaver light over and mirror.

Letting Bedroom 4

16' 7" x 8' 4 max" (5.05m x 2.54m) Two double glazed windows overlooking Queens Park.



View

En Suite Shower Room

Comprising of wc, wash hand basin and shower cubicle, tiled walls, extractor fan and shaver light.

Shared Shower Room

With a white 3 piece suite of shower cubicle, wash basin and wc. Tiled walls and extractor fan.

Stairs to second floor

Letting Bedroom 5

18' 4" x 13' 10 max" (5.59m x 4.22m) (including en suite) Double glazed velux window, 4 built in eaves cupboard, vanity unit with shaver light and mirror

En Suite

Wc, shower cubicle, tiled walls and extractor fan.

To the rear of the property is a self-contained ground floor Annex/Flat.

Galley Kitchen

10' 0" x 5' 0" (3.05m x 1.52m) Built in wall base units, electric oven, gas hob, cooker hood, insert stainless steel sink unit and part tiled walls. Central heating thermostat.

Siting Room

10' 2" x 9' 1" (3.1m x 2.77m) uPVC double glazed window and built in cupboard and television point

Bedroom

10' 11" x 8' 6 (including en suite)" (3.33m x 2.59m) En suite shower with shower cubicle, wash hand basin and wc. Tiled walls and extractor fan.

En suite

Shower cubicle, wash hand basin and wc. Tiled walls and extractor fan.

Outside:

Small raised seating area to the front, with gravelled path to the side of the property leading to a gravelled sitting out area used by the flat.

Services:

Mains gas, electricity, water and drainage. Gas fired central heating to radiators.

Council Tax:

South Lakeland District Council Band D

Tenure:

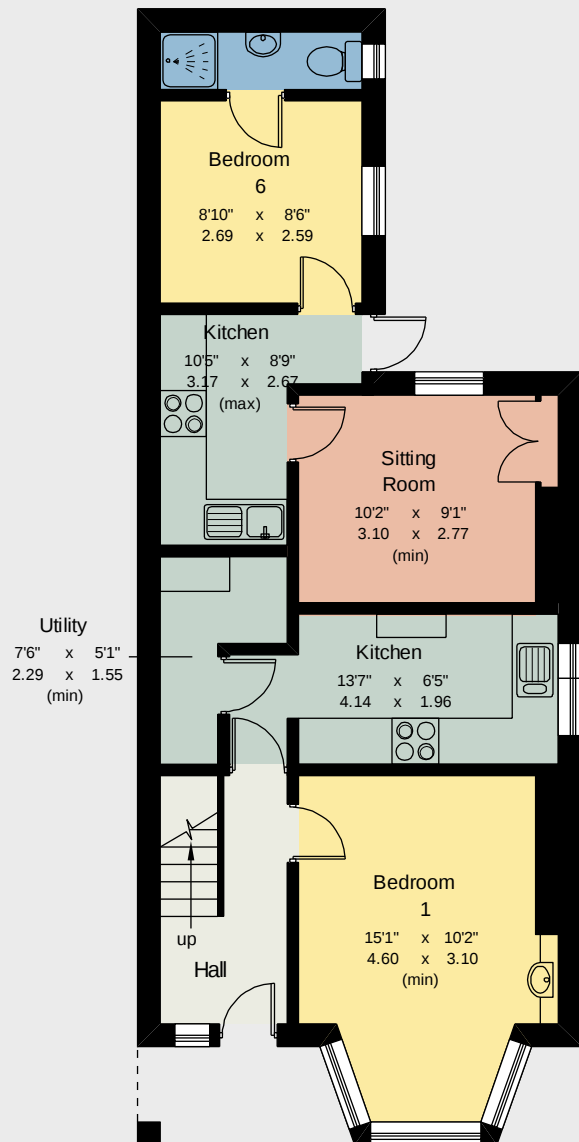
Freehold. Vacant possession upon completion.

Viewing:

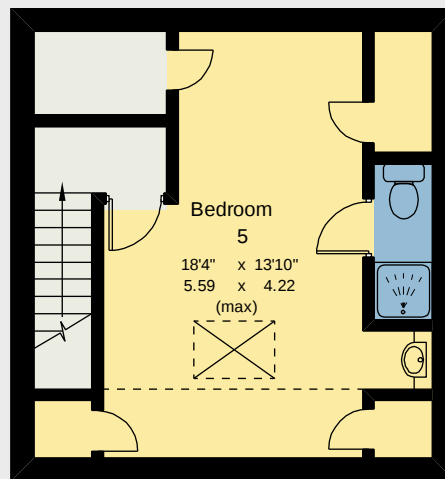
Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate:

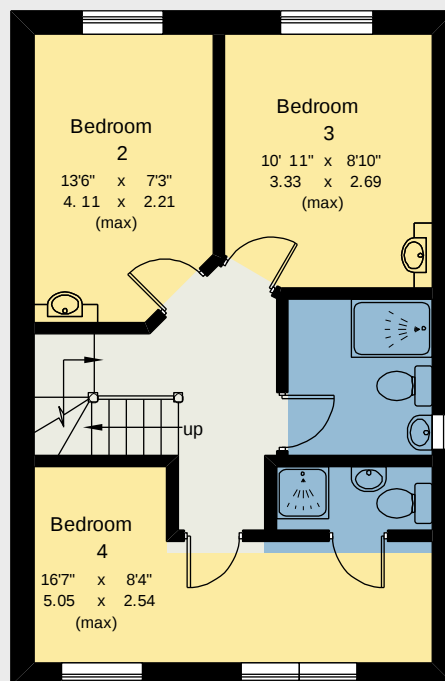
The full Energy Performance Certificate is available on our website and also at any of our offices.



Ground Floor



Second Floor



First Floor

Approx Gross Floor

Area = 1423 Sq. Feet
= 131.91 Sq. Metres

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