



**29 Holme Head Way, Carlisle, Cumbria, CA2 6AJ**

**Offers in the region of  
£185,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious end link house situated within a sought after residential area of Denton Holme. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools, local countryside & walks and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation has been modernised by the current vendors and briefly comprises of an entrance vestibule, utility room and an open plan lounge & dining kitchen with double glazed patio doors to the rear garden. To the first floor there are three good sized bedrooms and a modern four piece bathroom. The property also benefits from double glazing, central heating, solar panels, on site parking for two/three vehicles, store and a garden to rear with views over the field and river towards Cummersdale. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

### Directions

From Carlisle City Centre proceed into Denton Holme along Denton Street. Turn right onto Norfolk Street and turn left onto Richardson Street. Turn left onto Holme Head Way and follow the road round to the right. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule



Approached by a door to front, incorporating a radiator, laminate floor and stairs to the first floor.



### Open Plan Lounge & Dining Kitchen

### Lounge Area 15'11" x 15'7" (4.859m x 4.758m)



Incorporating double glazed patio doors to rear, two modern radiators, laminate floor and under stairs storage cupboard.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Kitchen 18'10" max x 14'11" max x 8'9" min (5.749m max x 4.553m max x 2.672m min)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated dishwasher and double glazed window to rear. Double glazed door to rear, modern radiator, laminate floor and inset ceiling lights.





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**Utility Room 10'5" x 5'2" (3.199m x 1.589m)**

**First Floor Landing**



Incorporating a work surface, plumbing for a washing machine, space for tumble drier and space for a fridge/freezer. Door to front, radiator and laminate floor.

Incorporating a double glazed window to front.

**Bedroom One 12'10" x 10'3" (3.929m x 3.138m)**



A double bedroom incorporating a double glazed window to rear and a radiator.



**Bedroom Two 12'1" x 10'3" (3.691m x 3.135m)**



A double bedroom incorporating a double glazed window to rear and a radiator.



**Bedroom Three 8'10" x 8'4" (2.698m x 2.541m)**



Incorporating a double glazed window to front and a radiator.





**Bathroom 9'1" max x 8'3" max (2.776m max x 2.540m max)**



Incorporating a modern four piece suite comprising of a bath with mixer tap and shower attachment, shower cubicle with waterfall shower, wash hand basin set to a vanity unit and WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiled splash areas, inset ceiling lights, extractor fan and loft access.



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## Outside



The property is approached by on site parking for two/three vehicles. There is also a lawn area, flower and shrub beds and an outside store. To the rear of the property there is an enclosed garden with patio seating area, lawn area, shilled areas, flower and shrub beds, outside tap and gated access to the rear.





### **Store 10'2" x 9'6" (3.123m x 2.904m)**

Incorporating an up and over door, power, lighting and window to side.

### **Floor Plan**



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

### **EPC Band B**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2410-8390-2374-7405>

### **Council Tax**

The property is in Council Tax Band B.

### **Tenure**

The property is Freehold.

### **Viewings**

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### **Referral Fees**

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

### **Misrepresentation Act 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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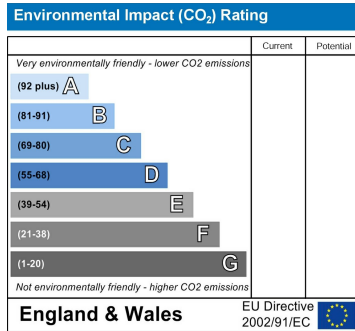
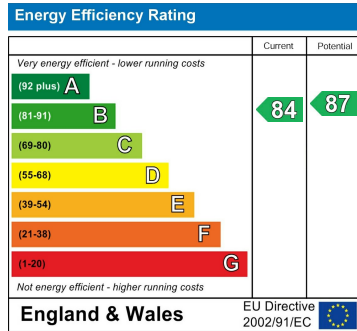
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### Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

### Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.



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