



**18 Yewdale Road, Carlisle, Cumbria, CA2 7SY**

**Offers over £160,000**

Vicinity Homes are delighted to offer to the market this well presented and extended, three double bedroom semi detached house situated within a cul-de-sac location in a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, cloakroom/WC, kitchen, lounge and dining room. To the first floor there are three double bedrooms and a four piece bathroom. The property also benefits from double glazing, central heating, block paved on site parking, car port and a garden to rear. Viewing is absolutely essential to appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

### Directions

From Carlisle City Centre proceed West along Castle Way and continue onto Wigton Road. Turn right at the traffic lights onto Orton Road. Turn right onto Hutton Way. Turn right onto Yewdale Road and right into the cul-de-sac. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Porch

Approached by french doors to front and tiled floor.

### Hallway



Incorporating a radiator and stairs to the first floor.

### Cloakroom/WC 3'7" x 3'8" (1.113m x 1.125m)



Incorporating a wash hand basin, WC and double glazed obscured window to side.

### Kitchen 14'6" x 10'0" (4.442m x 3.073m)



Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar and oven point with cooker hood over. Sink unit with mixer tap, integrated dishwasher, integrated fridge and integrated freezer. Double glazed window to rear, double glazed window to side, plumbing for a washing machine, tiled floor, radiator and stable style door to side.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Lounge 20'5" x 11'3" (6.238m x 3.433m)**



Incorporating a double glazed window to front, radiator, coving to the ceiling and a feature fireplace with surround, inset and hearth.



**Dining Room 10'6" x 9'9" (3.215m x 2.992m)**



Incorporating double glazed french doors to the side, radiator and double glazed window to rear.



## First Floor Landing



Incorporating loft access.

## Bedroom One 11'3" x 10'10" (3.448m x 3.307m)



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.



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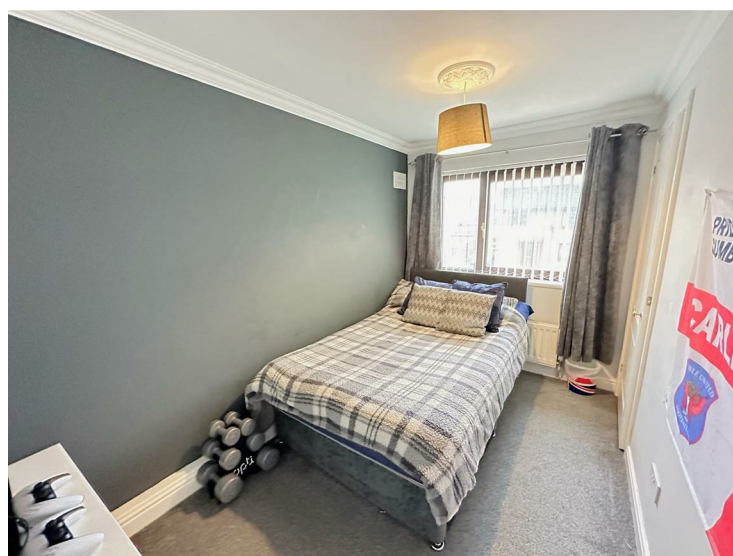
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**Bedroom Two 11'3" max x 9'5" max (3.452m max x 2.881m max)**



A double bedroom incorporating a double glazed window to rear, radiator, built in storage cupboard and fitted wardrobe/storage.

**Bedroom Three 11'7" x 6'9" (3.535m x 2.082m)**



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.

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**Bathroom 8'6" max x 7'6" max (2.591m max x 2.310m max)**



Incorporating a four piece suite comprising of a bath with shower attachment, shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, double glazed obscured window to rear, radiator and tiling to all walls.



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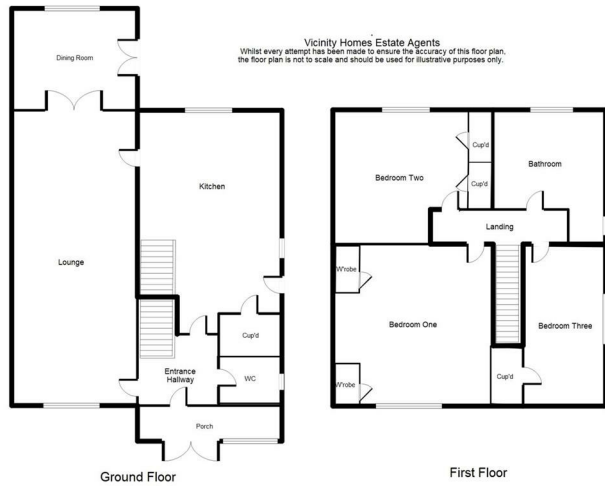
## Outside



The property is approached by block paved on site parking for approximately two vehicles leading to the car port. To the rear of the property there is an enclosed garden with lawn area, patio seating area, flower and shrub beds, outside tap and gated access to the front.



## Floor Plan



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

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0054-2877-7845-9498-7205>

## 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.

## 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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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