



**17 Harker Park Road, Carlisle, CA6 4HS**

**Offers over £220,000**

Vicinity Homes are delighted to offer to the market this three bedroom, bay fronted, semi detached house on a spacious plot to the North of the City Centre. The property is on the outskirts of Carlisle, close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access onto the M6 and the City Bypass. The accommodation briefly comprises of an entrance hallway, lounge with multi fuel stove and a dining kitchen. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for approximately three vehicles, garage/store, front garden and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

### Directions

From Junction 44, proceed North on the A7 and turn right onto Harker Park Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



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

### Lounge 13'6" x 12'6" max (4.132m x 3.818m max)



Incorporating a double glazed bay window to front, radiator, coving to the ceiling and a multi fuel stove.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Kitchen 16'7" x 10'11" (5.061m x 3.349m)**



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine and integrated fridge. Two double glazed windows to side, double glazed window to rear, two radiators, door to rear and inset ceiling lights.



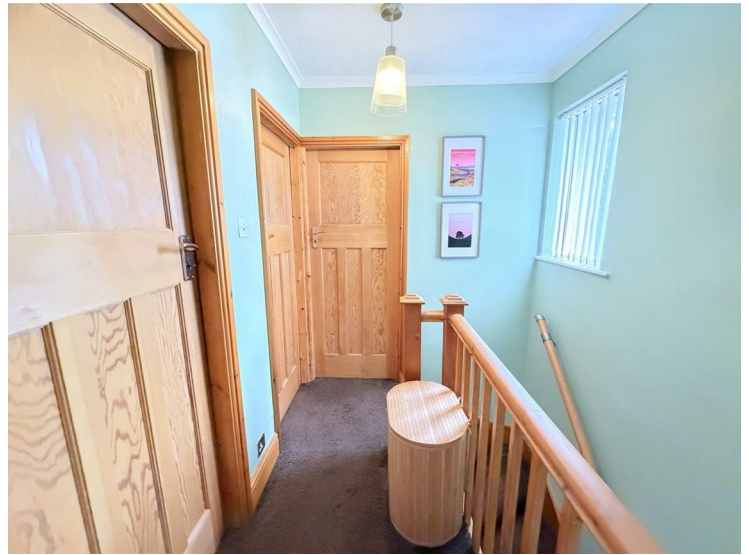
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## First Floor Landing



Incorporating a double glazed window to side and coving to the ceiling.

## Bedroom One 13'0" max x 9'5" (3.968m max x 2.873m)



A double bedroom incorporating a double glazed bay window to front, radiator, coving to the ceiling and two built in storage cupboards.

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**Bedroom Two 11'1" x 10'2" (3.397m x 3.104m)**

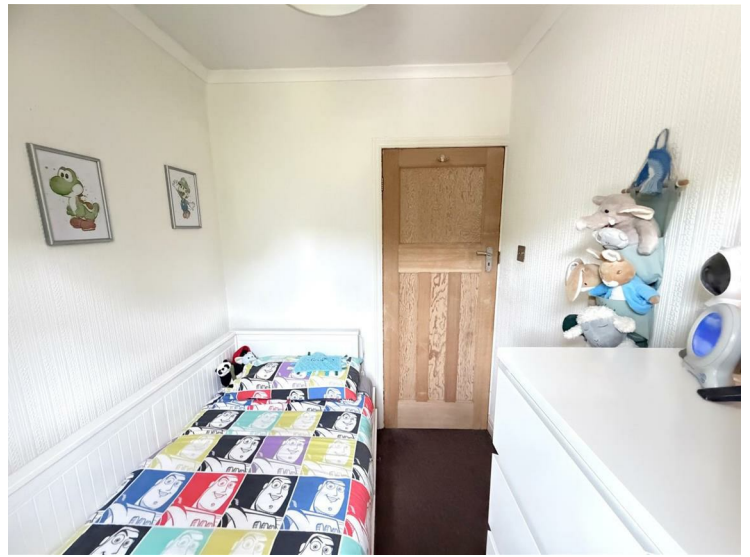


A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.





**Bedroom Three 7'8" x 6'1" (2.340m x 1.875m)**



**Bathroom 6'1" x 5'5" (1.861m x 1.660m)**



Incorporating a double glazed window to rear and a radiator.



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, coving to the ceiling and loft access.

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## Outside



The property is approached by on site parking for approximately three vehicles leading to the garage/store. There is also a front garden with lawn area, flower and shrub beds, outside store and outside tap. To the rear of the property there is an extensive garden with patio seating area, lawn area and flower & shrub beds.



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## 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/7303-3062-8205-7076-9200>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band B.

## 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. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	76
	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		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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