



Derwent Park, Great Broughton

- 3 Bedroomed semi detached
- Far stretching views
- Located just off the A595
- EPC rating D
- Council tax band B
- Parking
- Situated on the edge of the Lake District
- Village location with bakery
- Well maintained garden
- DEPOSIT £836.00

£725 Per Month

Tenure:

HUNTERS[®]
HERE TO GET *you* THERE

Derwent Park, Great Broughton

DESCRIPTION

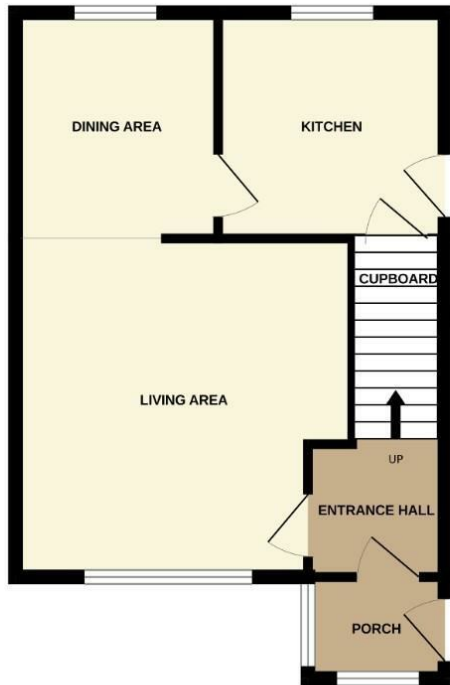
This 3 bedroomed semi detached has a super location on the edge of the Lake District with far stretching views of the surrounding fells. Just off the A595 it is great for commuting.

Internally the property has 2 double and 1 single bedroom, an open plan living, dining room, kitchen and first floor. Externally having a front and rear garden and parking. Double glazing and central heating.

Let unfurnished.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.
56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 580913 Email: carlisle.lettings@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		86			
		66			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

