



Helvellyn Rise

Carlisle, CA2 6QL

£995 Per Calendar Month & £1,009
Deposit



- Unfurnished Accommodation
- Spacious Living Room & Conservatory
- Three Bedrooms
- Enclosed Rear Garden with Patio & Artificial Lawn
- Gas Central Heating & Double Glazing
- Semi-Detached House
- Modern Dining Kitchen (Newly Fitted)
- First Floor Family Bathroom
- Off-Road Parking for Two Vehicles
- EPC - C Council Tax Band - C

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This unfurnished three bedroom semi-detached house is very well presented throughout and benefits from a newly fitted kitchen within the dining kitchen. Additionally, there is a spacious living room with adjoining conservatory, three bedrooms, and a new three-piece family bathroom. Externally, landscaped and low-maintenance gardens plus off-road parking to complete the package. The property is nicely situated at the head of a quiet cul-de-sac and enjoys views to the front onto playing fields. With such a private aspect, the property makes an ideal home for young families or professional couples. Contact Hunters today to schedule your viewing.

EPC - C

Council Tax Band - C

Deposit - £1148

Holding Fee - £229

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining kitchen, conservatory and a WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally there is off-road parking and gardens to the front and rear.

Located on the ever-popular Brackenleigh development to the West of Carlisle, the property benefits excellent access into Carlisle City centre with its many amenities including local shops, supermarkets, garages, bars and restaurants. For commuting, there is easy access to the City Bypass providing further access to the A595, M6 and A69. For the little ones, Primary and Secondary schools are both within good proximity.

The property will be offered on a periodic assured tenancy. The successful applicant will be provided with the required written tenancy information, including rent, deposit, landlord/agent details, repair responsibilities, and any tenant bill responsibilities, together with the official Renters' Rights Act Information Sheet 2026. Deposit protection will be arranged in accordance with current legislation.

Tel: 01228 580913

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the living room, dining kitchen and WC/cloakroom, radiator and stairs to the first floor landing.

WC/CLOAKROOM

6'4" x 3'5" (1.93m x 1.04m)

Two piece suite comprising a WC and wash hand basin. Radiator, consumer unit and an obscured double glazed window.

DINING KITCHEN

13'4" x 8'9" (4.06m x 2.67m)

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator and a double glazed window to the front aspect.

LIVING ROOM

16'1" x 10'8" (4.90m x 3.25m)

Double glazed window to the rear aspect, radiator, under-stairs cupboard and double glazed French doors to the conservatory.

CONSERVATORY

8'4" x 6'5" (2.54m x 1.96m)

Double glazed windows to three sides with double glazed French doors to the rear garden patio.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point and a radiator.

BEDROOM ONE

13'11" x 9'0" (4.24m x 2.74m)

Two double glazed windows to the front aspect and radiator. Furniture including fitted wardrobes, matching fitted drawers and one bedside cabinet. Measurements to the maximum points.

BEDROOM TWO

9'7" x 8'2" (2.92m x 2.49m)

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

7'6" x 6'1" (2.29 x 1.85)

Double glazed window to the rear aspect and a radiator.

BATHROOM

8'7" x 5'2" (2.62m x 1.57m)

Three piece suite comprising a WC, pedestal wash hand basin and P-shaped bath with mains shower over. Radiator, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden & Parking:

Gravelled front garden area with paved pathways and a tarmac driveway area allowing parking for two vehicles.

Rear Garden:

Paved seating area, artificial lawn and raised mature borders.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - hobby.echo.moss

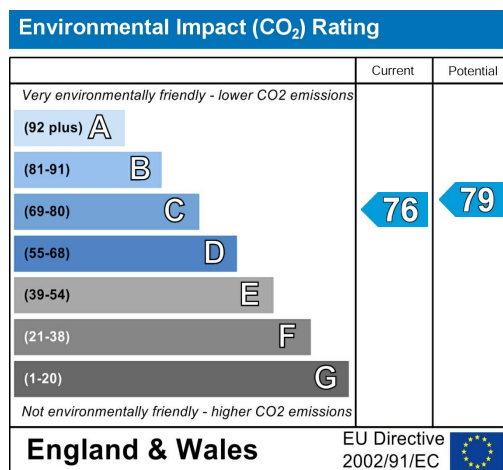
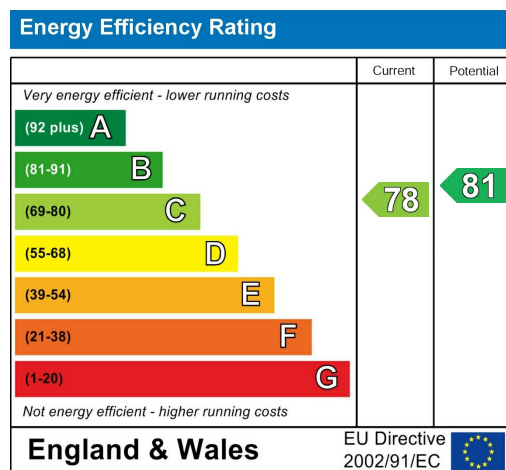
Floorplan







Energy Efficiency Graph



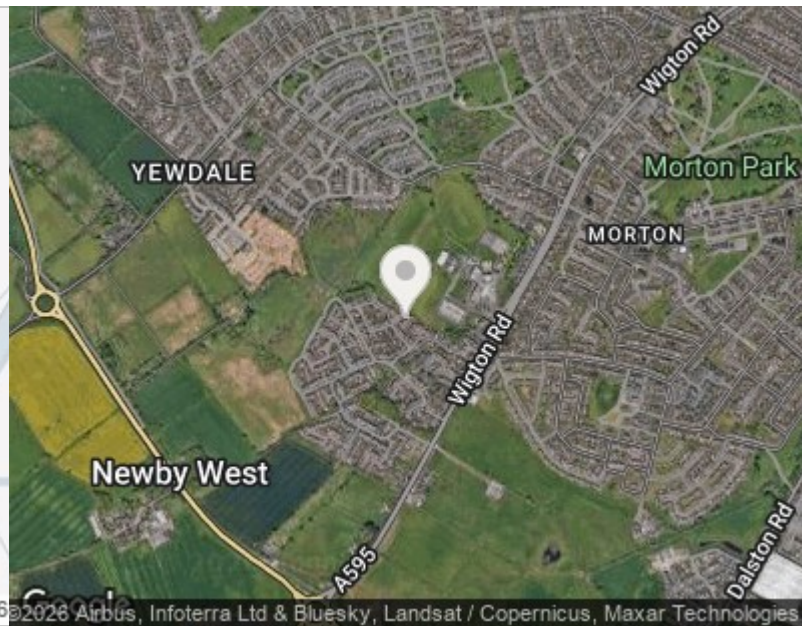
Viewing

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.

Road Map



Hybrid Map





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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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