



## Edgehill Road

Carlisle, CA1 3SA

£695 Per Calendar Month and £801  
Deposit



- Unfurnished End-Terrace House
- Beautifully Presented Accommodation
- Modern Kitchen
- Modern Three-Piece Bathroom
- On-Street Parking

- Fully Refurbished Throughout
- Spacious Living Room
- Two Double Bedrooms
- Front & Rear Gardens
- EPC - D

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This two double bedroom end of terraced house has been refurbished throughout and is offered to the lettings market on an unfurnished basis. The modern accommodation offers excellent space internally, including a large living room, two double bedrooms and a contemporary kitchen and bathroom. Ideally placed to the South of Carlisle, the property will be well suited to a range of tenants. Contact Hunters today to schedule your viewing.

EPC - D

Council Tax Band - A

Deposit - £801.00

Holding Fee - £173.00

1 pet may be considered

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room and kitchen to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear with on-street parking.

Located to the South of Carlisle the property is within easy reach of many local conveniences, including shops and supermarkets. For the little ones, Inglewood Junior School and Pennine View Primary School are both within a short walk. For transport connections, the M6 motorway J43 is reachable within five minutes' drive with regular bus routes passing close by. Carlisle Train Station which offers high speed rail links both North and South can be found within the city centre.

Tel: 01228 580913

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the side, internal doors to the living room and kitchen, radiator, double glazed window to the side aspect and stairs to the first floor landing with a small under-stairs cupboard.

### LIVING ROOM

18'8" x 11'2" (5.69m x 3.40m)

Two double glazed windows to the front aspect, two radiators and an electric fire. Measurements to the maximum points.

### KITCHEN

11'7" x 7'0" (3.53m x 2.13m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor fan, space and plumbing for a washing machine, one bowl sink with mixer tap, built-in cupboard, radiator, recessed spotlights, external door to the rear garden and a double glazed window to the rear aspect. Measurements to the maximum points.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, loft-access point and a double glazed window to the rear aspect.

### BEDROOM ONE

14'11" x 8'9" (4.55m x 2.67m)

Double glazed window to the side aspect, radiator and a built-in cupboard housing the wall-mounted gas boiler.

### BEDROOM TWO

11'10" x 9'4" (3.61m x 2.84m)

Double glazed window to the front aspect, radiator and a built-in cupboard with double doors. Measurements to the maximum points.

### BATHROOM

Three piece suite comprising a WC, pedestal

wash hand basin and bath with mains shower over. Part-boarded walls, towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

### Front Garden:

Lawned garden with gate and pathway from the front pavement towards the side entrance door. Access door to the rear garden.

### Rear Garden:

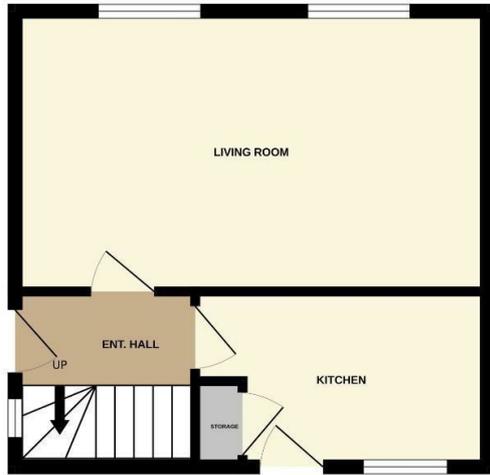
Enclosed rear garden benefitting two external stores.

## WHAT3WORDS

For the location of the property please visit the What3Words App and enter - cake.twin.fried

# Floorplan

GROUND FLOOR

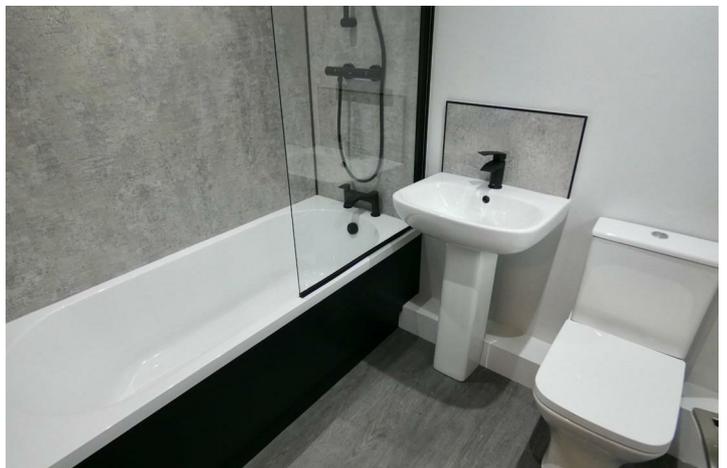
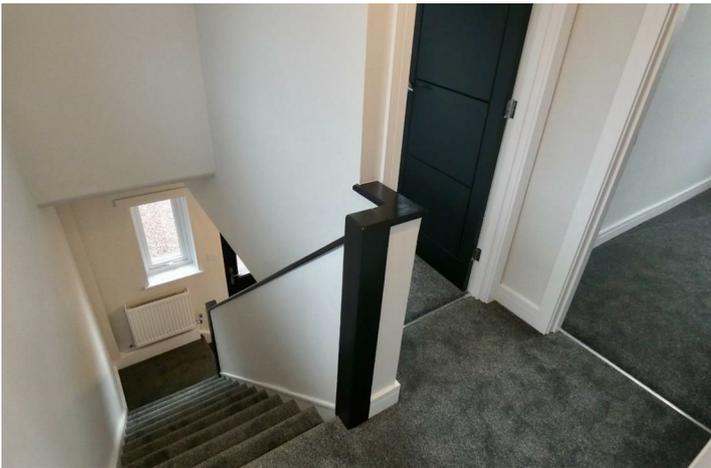


1ST FLOOR



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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## Energy Efficiency Graph

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

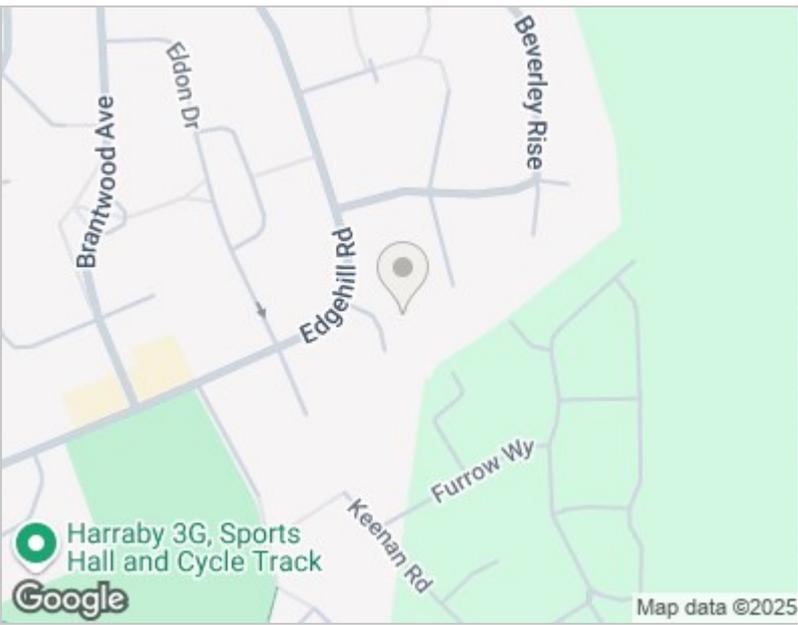
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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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