



Clift Street

Carlisle, CA2 7PQ

Rent £725 PCM

Deposit £836



- Mid-Terrace House
- Galley Kitchen
- Two Bedrooms Upstairs
- On-Street Parking (Permit Required)
- Rent £725 PCM | Deposit £836 | Holding Deposit | £167
- Two Reception Rooms
- Modern, Downstairs Shower Room
- Enclosed Rear Yard
- Conveniently Located close to Amenities
- EPC - D | Council Tax Band - A | Pets Considered

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Ideally located just off Newtown Road, this two-bedroom terrace property offers exceptional convenience with the Cumberland Infirmary just around the corner and the City Centre reachable within ten minutes.

The ground floor features a front and rear reception room, a galley kitchen, and a shower room, while the first floor houses two bedrooms.

Externally, the home includes a front garden with on-street permit parking and an enclosed rear yard, all supported by double glazing and gas central heating.

This location provides easy access to the Western Bypass, M6, and A69, with local schools, shops, and major employers like McVitie's all within a short walking distance. The 67 bus route runs close by giving great transport links.

EPC Rating - D

Council Tax Band - A

Rent £725 PCM

Deposit £836

Holding Deposit £167

Pets considered

FRONT RECEPTION ROOM

12'2" x 11'10" (3.71m x 3.61m)

Entrance door from the front with internal door to the staircase and opening to the rear reception room. Double glazed window to the front aspect, radiator and wall mounted electric fire.

REAR RECEPTION ROOM

10'6" x 8'4" (3.20m x 2.54m)

Under stairs storage cupboard housing the electricity consumer unit and gas and electric meters. Double glazed window to the rear aspect, radiator, fitted storage cupboard and glazed internal door to the kitchen.

KITCHEN

13'7" x 7'3" (4.14m x 2.21m)

A well equipped galley style kitchen with a range of base, wall and drawer units with contrasting matching worksurfaces and splashbacks above. Freestanding electric cooker with extractor unit above, washing machine and tumble drier and free standing tall fridge freezer. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect and internal door to the hall.

HALL

7'3" x 3'7" (2.21m x 1.09m)

External door to the rear yard with internal door to the shower room. Fitted base units with worksurface above. Loft access hatch.

SHOWER ROOM

7'3" x 5'7" (2.21m x 1.70m)

Modern three piece suite comprising WC, wash hand basin and shower enclosure with electric shower. Radiator, recessed spotlights, extractor fan and obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms.

BEDROOM ONE

12'1" x 11'10" (3.68m x 3.61m)

Double bedroom complete with double glazed

window to the front aspect and radiator. Over stairs storage cupboard with loft access hatch.

BEDROOM TWO

10'10" x 8'0" (3.30m x 2.44m)

Large single or small double bedroom complete with double glazed window to the rear aspect and radiator. Built in storage cupboard housing the gas boiler and water cylinder.

EXTERNAL

To the front of the property is a low-maintenance forecourt with pathway to the street. The rear yard is fully enclosed, low-maintenance benefitting an access gate to the rear lane. Timber shed.

WHAT3WORDS

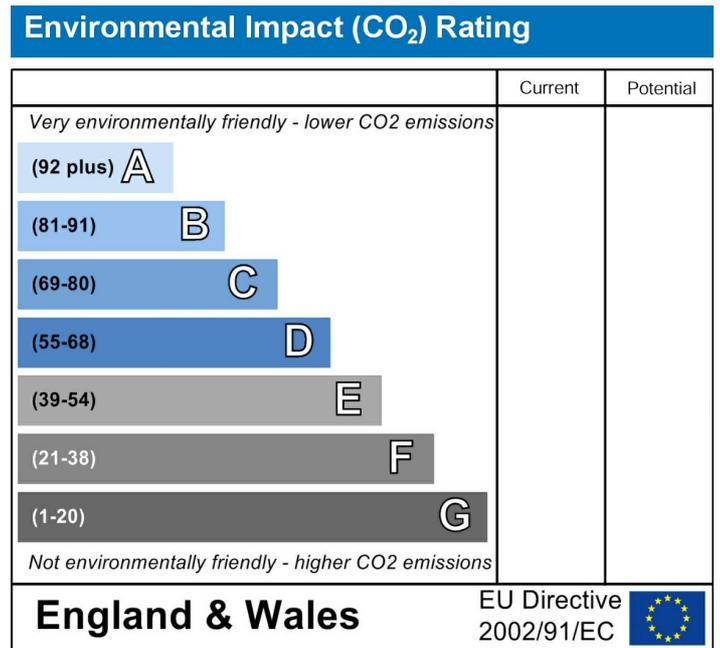
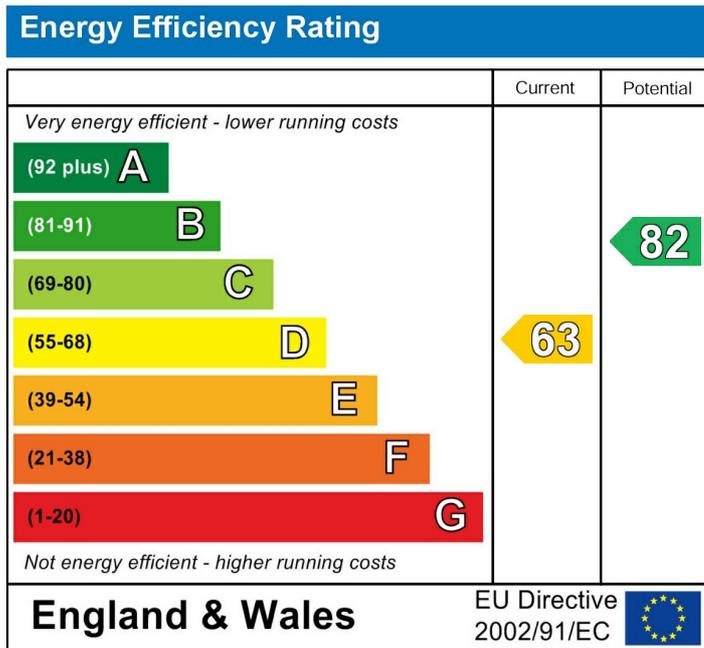
For the location of this property please visit the What3Words App and enter - films.dollar.noses

Floorplan





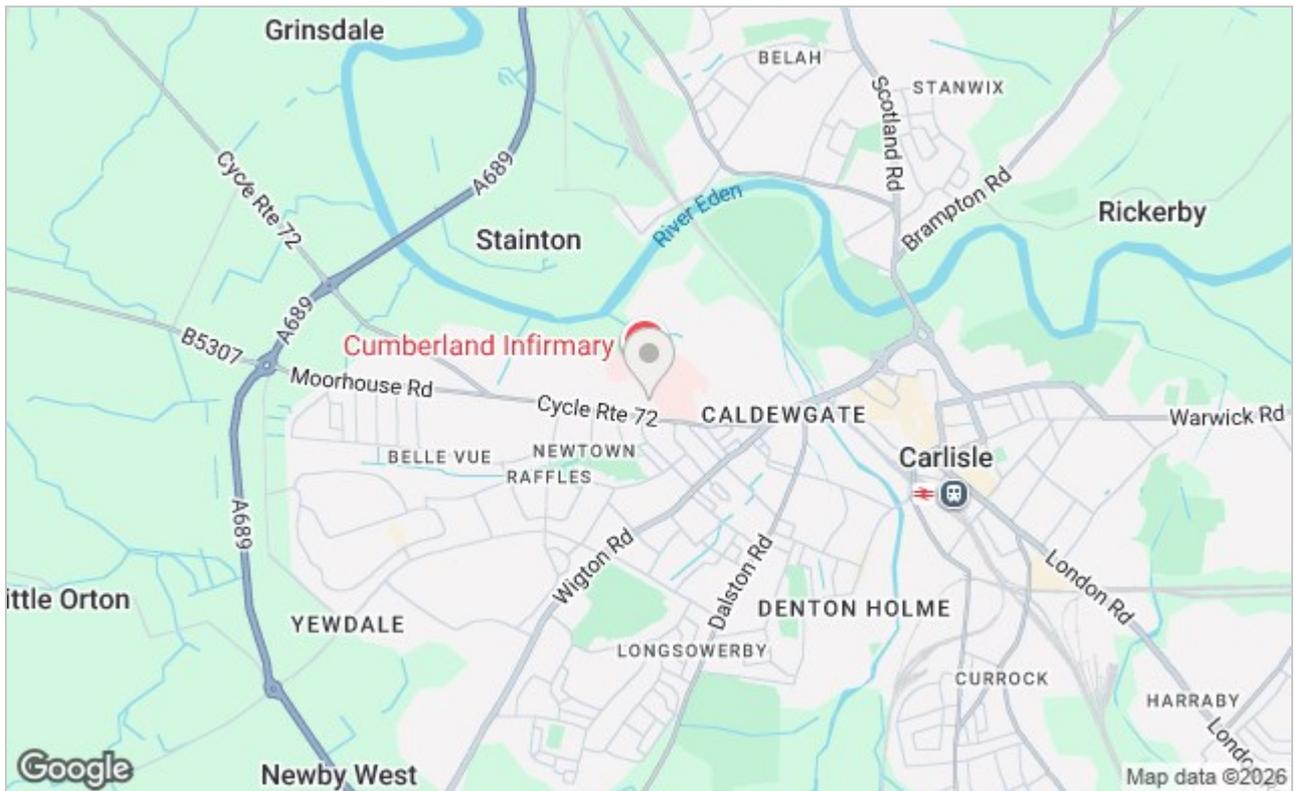
Energy Efficiency Graph



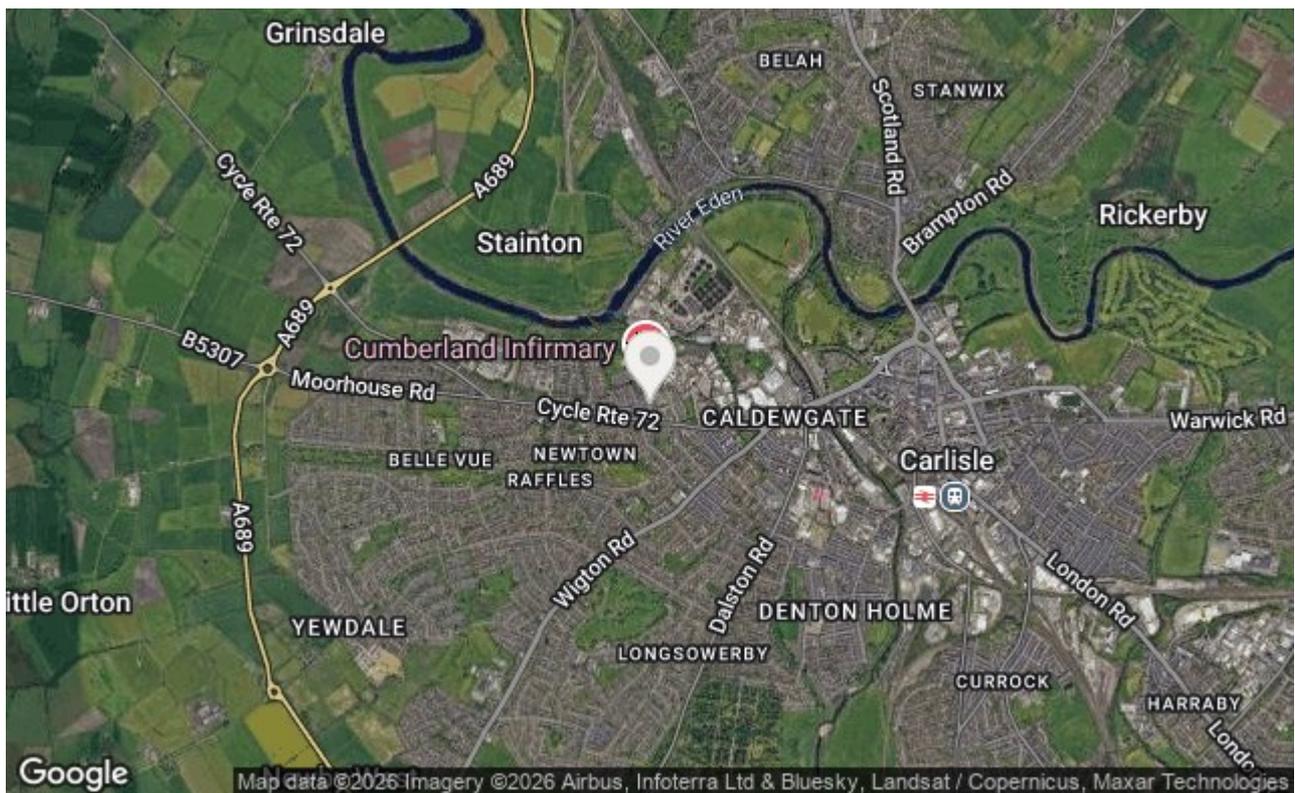
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 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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