

HUNTERS[®]

HERE TO GET *you* THERE



Westmorland Street

Carlisle, CA2 5HN

Guide Price £69,950



- No Onward Chain
- Convenient Denton Holme Location
- Well Presented Throughout
- One Double Bedroom & Three-Piece Bathroom
- On-Street Parking

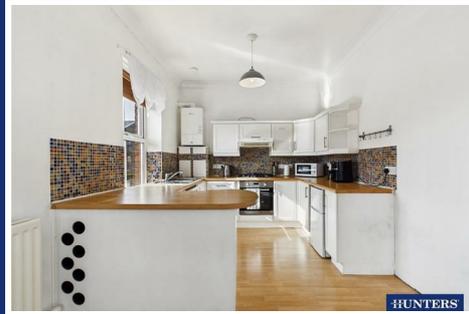
- Ideal for Buy-To-Let Landlords & First Time Buyers
- First Floor Apartment with Private Entrance
- Open-Plan Living Room & Kitchen
- Shared Yard with Private Outbuilding/Bin Store
- EPC - D

Tel: 01228 584249

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NO CHAIN – This one-bedroom first-floor apartment is conveniently located in Denton Holme and would make an excellent purchase for buy-to-let landlords and first-time buyers alike. Nicely presented throughout and offering a bright interior, the apartment comprises an open-plan living room and kitchen, one double bedroom, and a three-piece bathroom. Further benefits include gas central heating and double glazing throughout, along with a private entrance and a secure shared yard with an outbuilding/store. A great opportunity for those looking to expand a lettings portfolio or take their first step onto the property ladder. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Denton Holme is a popular and vibrant urban village located just a short walk from Carlisle city centre, offering a unique blend of community spirit and convenient city living. The area is well-served with a variety of local amenities including independent shops, convenience stores, cafés, takeaways, florists, and entertainment venues, alongside a reputable primary school that adds to its family-friendly appeal. Residents enjoy easy access to picturesque riverside and woodland walks along the River Caldew, providing a welcome retreat into nature. Excellent transport connections make Denton Holme highly accessible, with the City Bypass reachable via Dalston Road or Wigton Road in under 10 minutes and the M6 motorway around 15 minutes away, making it an ideal location for commuters. With its mix of local character, community amenities, and proximity to the heart of Carlisle, Denton Holme continues to be a sought-after area for a diverse range of residents.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the shared yard, and stairs to the first floor hallway.

FIRST FLOOR:

HALLWAY

Stairs up from the ground floor entrance hall, internal doors to the living room/kitchen, bedroom and bathroom, radiator, loft-access point, and a built-in cupboard.

LIVING ROOM/KITCHEN

Living Area:

Two double glazed windows, radiator, and a fireplace with electric fire.

Kitchen:

Fitted kitchen with peninsula, comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, five-burner gas hob, extractor unit, space with plumbing for a washing machine, space for an under-counter appliance, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, wall-mounted gas boiler, and a double glazed window.

BEDROOM ONE

Double glazed window, and a radiator.

BATHROOM

Three piece suite comprising a WC, counter-top wash basin, and a bath with mains shower over. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Accessible from the lane through a secure code-lock gate is a small shared yard, benefitting a private outbuilding/bin-store, and private entrance doors to each apartment.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - trader.owner.rings

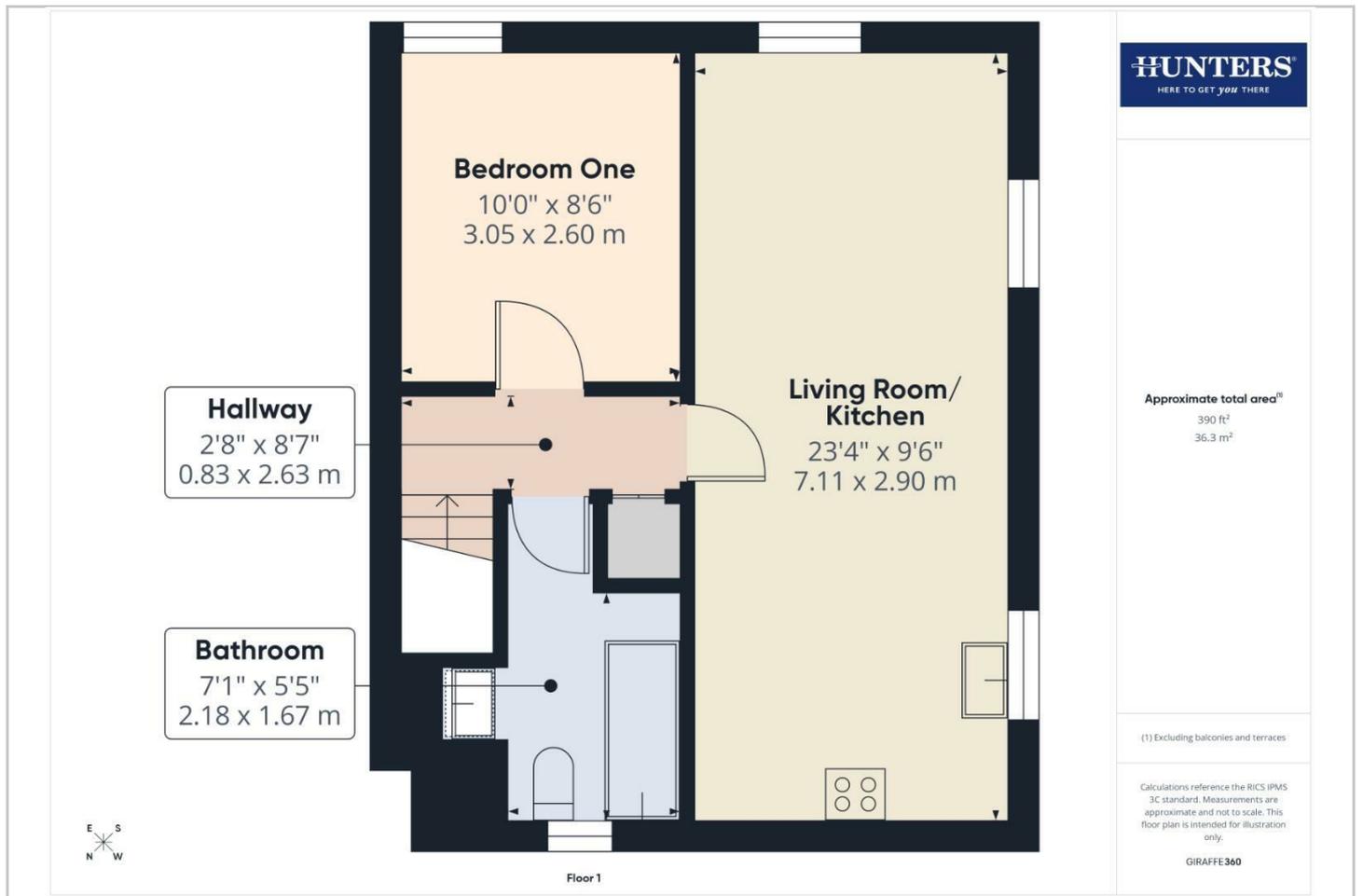
AML DISCLOSURE:

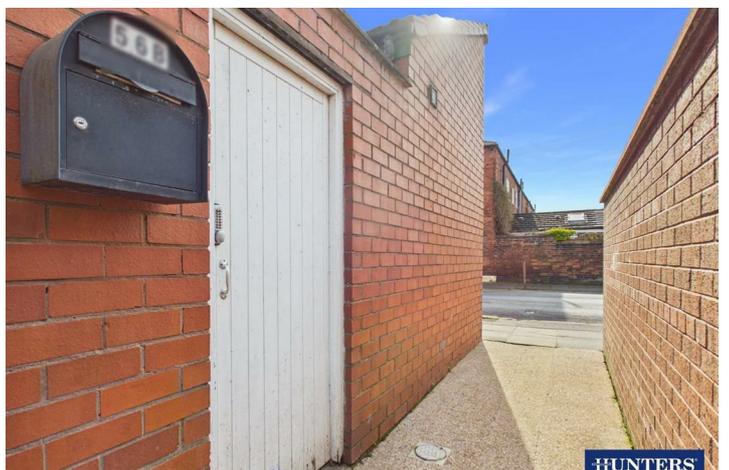
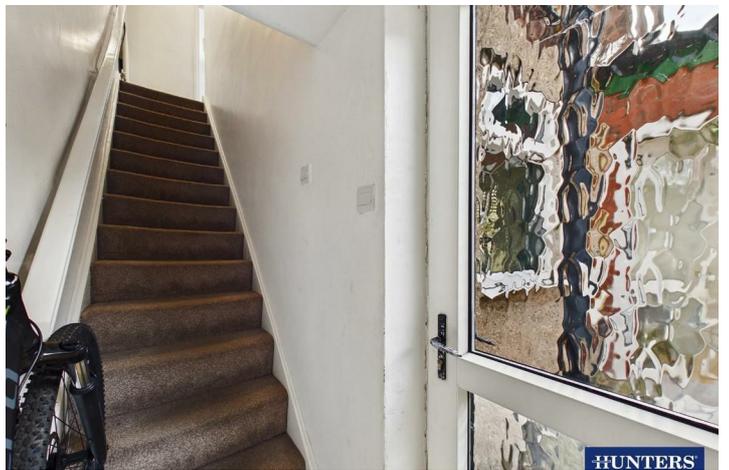
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:

Leasehold Title - 999 Years from 26 June 1992.
Ground rent is one peppercorn.

Floorplan

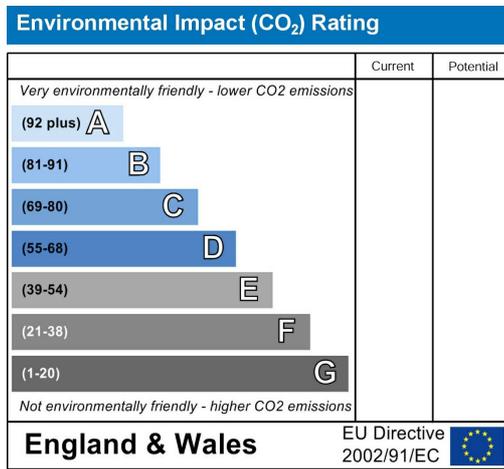
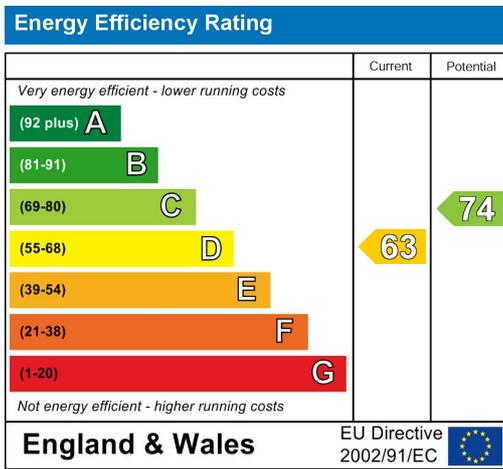






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Energy Efficiency Graph

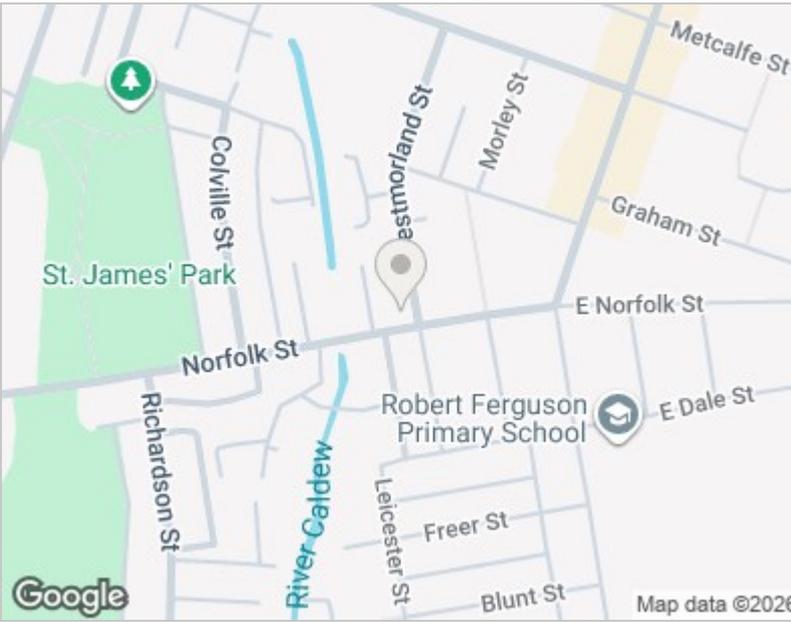


Viewing

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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