

## Haydock Drive, Carlisle

- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- SPACIOUS THROUGHOUT
- OUTSTANDING VIEWS TOWARDS HAMMONDS POND
- POPULAR "STORY HOMES" DEVELOPMENT
- OPEN PLAN KITCHEN DINING LIVING ROOM
- TWO BEDROOMS WITH MASTER EN-SUITE
- TWO PARKING SPACES
- EPC - B

Guide Price £139,950

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HERE TO GET *you* THERE

# Haydock Drive, Carlisle

## DESCRIPTION

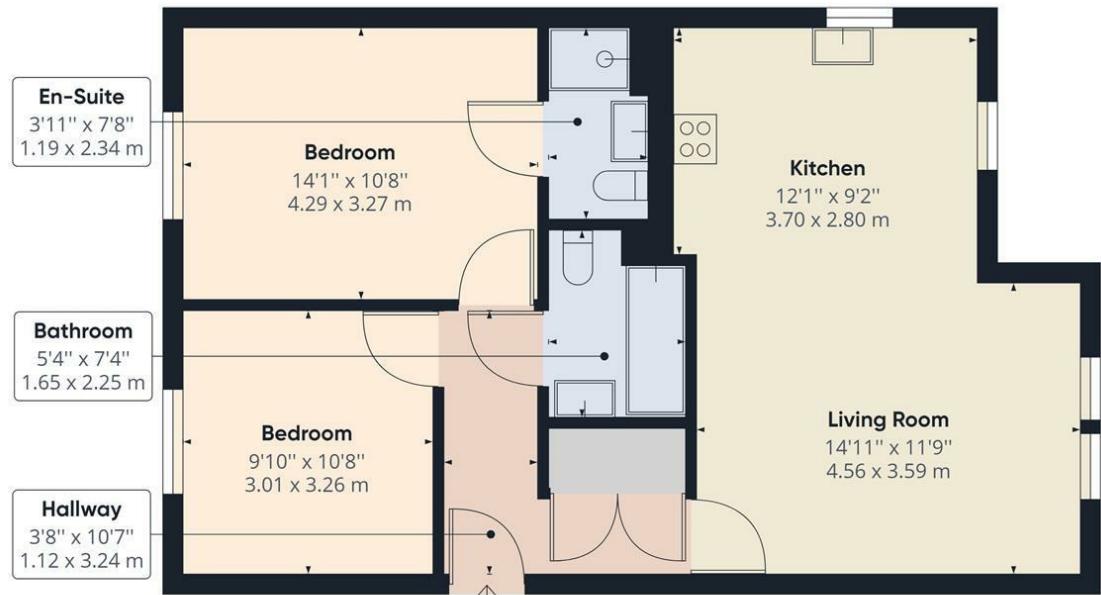
This two bedroom first floor apartment not only boasts fantastic views over Hammond's Pond, it is spacious throughout and is truly in a move in condition. Viewing is highly recommended to appreciate the quality of the accommodation.

The first floor accommodation, which is gas central heated and double glazed, briefly comprises of: entrance hallway with storage cupboard, spacious open plan kitchen & living room with beautiful views towards Hammond's Pond, master bedroom with en-suite, second double bedroom and family bathroom. Externally the apartment benefits two allocated parking spaces. EPC - B and Council Tax Band - B.

Located to the South of Carlisle on Story Homes "The Ridings" development, this apartment has fantastic access into the City with its many amenities, including shops, supermarkets, restaurants and bars, whilst having a number of schools close by. Access to J42 of the M6 motorway is within 10 minutes drive, which provides access both North and South.







Floor 1

Approximate total area<sup>(1)</sup>  
706.55 ft<sup>2</sup>  
65.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>	84	84
(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>		
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## 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.

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