



HUNTERS®

Haydock Drive

Carlisle, CA2 4QY

Guide Price £135,000



- Spacious Second-Floor Apartment
- Beautifully Presented Throughout
- Modern Open-Plan Kitchen & Living Room
- Three-Piece Bathroom
- Available to Purchase Fully Furnished (Subject to Negotiation)
- Popular 'Story Homes' Development
- Wonderful Views towards Hammonds Pond
- Two Double Bedrooms with Master En-Suite
- Two Allocated Parking Spaces
- EPC - B

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This modern second-floor apartment is presented in exceptional, move-in condition, offering spectacular open views towards Hammonds Pond. Designed for stylish and comfortable living, the high-quality accommodation is truly second to none. The bright and airy open-plan kitchen and living area provide the perfect space for everyday life, with multiple windows framing the wonderful scenery. The apartment features two generously sized double bedrooms, including a luxurious en-suite to the master bedroom. For added convenience, the apartment comes with two allocated parking spaces, ensuring stress-free city living. Subject to additional price negotiation, the apartment is available fully-furnished. Don't miss out, contact Hunters today to arrange your viewing!

The second-floor accommodation, which has gas central heating and double glazing throughout, briefly comprises a communal hallway, hallway, open-plan kitchen & living room, two double bedrooms, master en-suite and bathroom internally. Externally there are two allocated parking spaces. EPC - B and Council Tax Band - B.

Located to the South of Carlisle on sought after Story Homes 'The Ridings' development, this property has fantastic access into the City with its many amenities and transport links, including shops, supermarkets, restaurants, bars and train station, whilst having a number of schools close by. The beautiful Hammonds Pond is within walking distance, a perfect space for walking and relaxation. For commuting, the M6 motorway J42 is accessible within 10 minutes' drive with the further benefit of the Southern City Bypass currently under construction.

COMMUNAL HALLWAY

Access door from the front of the building along with an additional access door at the rear towards the carpark. There is a telecom entry system for the front door, along with individual apartment post-boxes and stairs to all floors.

SECOND FLOOR:

HALLWAY

Entrance door from the communal hallway, internal door to the kitchen & living room, two bedrooms and bathroom, large storage cupboard with double doors, radiator, telecom entry system and a loft-access point.

OPEN-PLAN KITCHEN & LIVING ROOM

Kitchen Area:

Fitted kitchen comprising a range of base and wall units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, recessed spotlights, extractor fan, radiator, double glazed window to the front aspect and a double glazed window to the side aspect.

Living Area:

Double glazed window to the front aspect, radiator and recessed spotlights.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Part-tiled walls, radiator, recessed spotlights and an extractor fan.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with hand shower attachment. Part-tiled walls, radiator, recessed spotlights and an extractor fan.

EXTERNAL:

Two allocated parking spaces to the rear of the building with an enclosed area housing the communal bins.

WHAT3WORDS

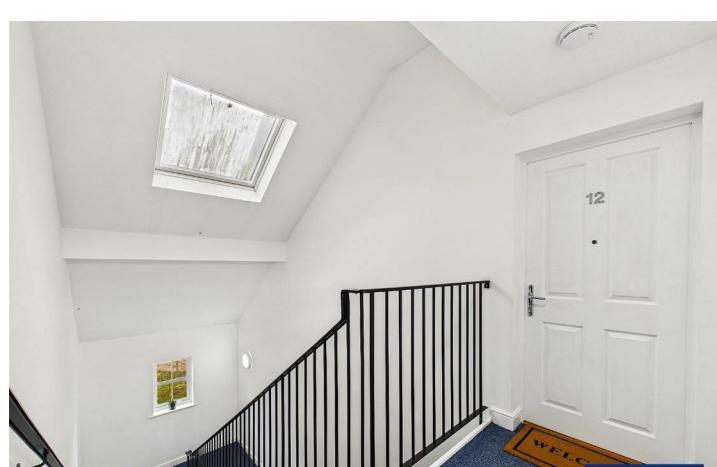
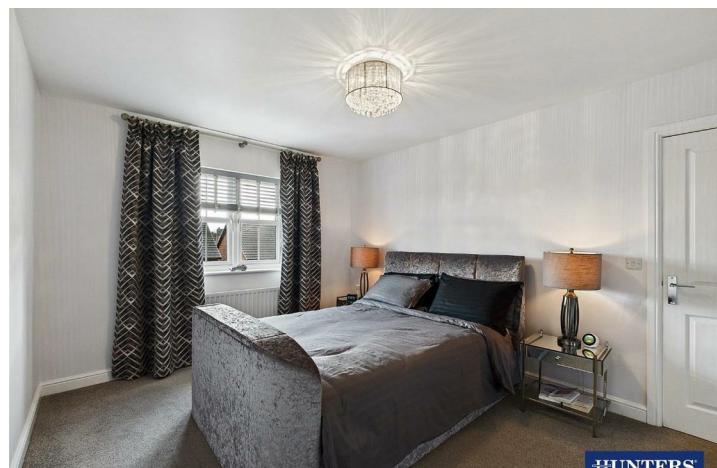
For the location of this property please visit the What3Words App and enter - photo.belly.hurry

PLEASE NOTE:

Leasehold Title - 999 Years from 1 January 2014. Annual service charge approximately £775.00 per annum and ground rent approximately £180.00 per annum.

Floorplan



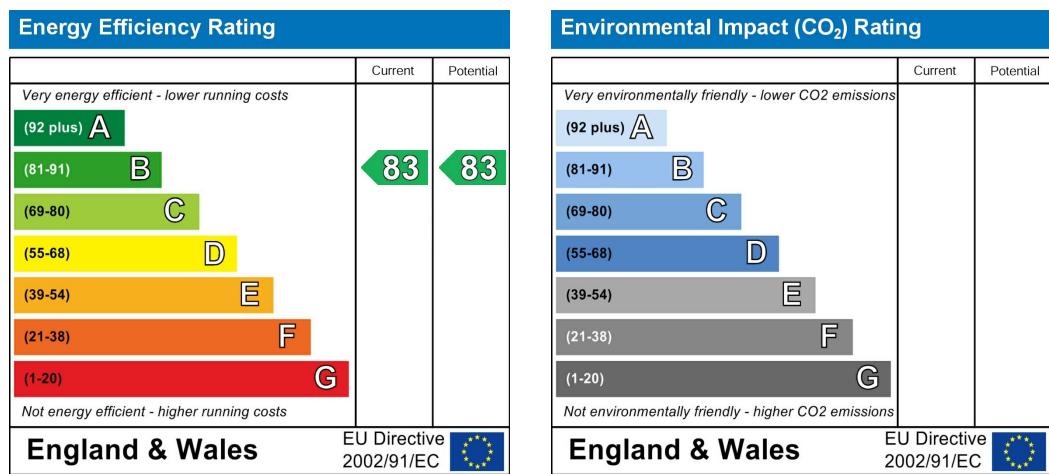


Tel: 01228 584249



HUNTERS®

Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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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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