



## 4 bed terraced house to buy in

Chapel Street, Appleby-in-Westmorland,  
Cumbria, CA16 6QR

**£250,000** Starting Bid

 x4  x1  x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Four bedrooms
- ✓ Kitchen diner
- ✓ Gardens
- ✓ Terraced Home
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250000

Stunning Grade II listed four bedroomed family home in the sought after Historic Town of Appleby

Step into Elegance and Efficiency: A Grade II listed Four-Bedroom Terraced Home in the Heart of Appleby.

Nestled just a stone's throw from the vibrant heart of Appleby, this impeccably presented four-bedroom mid-terraced home offers a rare blend of classic charm and modern efficiency.

Overlooking the lush playing fields, the property boasts not only stunning views but also a commitment to sustainable living.

Upon entering, you'll be greeted by a beautifully flowing accommodation, commencing with a welcoming entrance hallway that leads into a light-filled living room. The focal point of this inviting space is a charming wood-burning stove, perfect for cozy evenings.

The adjacent open-plan sitting and dining room creates a seamless transition, with doors opening onto the delightful back garden, ideal for al fresco dining and entertaining. The heart of the home is undoubtedly the kitchen diner, complete with a Belfast sink, adding a touch of rustic elegance.

Upstairs, you'll discover four generously sized bedrooms, providing ample space for family and guests. A well-appointed family bathroom and separate WC cater to the needs of a modern lifestyle.

Outside, the property is equally impressive. The front garden is designed for low maintenance, providing a welcoming approach. To the rear, a super well-stocked garden awaits, offering a tranquil oasis for relaxation and enjoyment. Please note the solar panels in the photos have now been removed. Please note we have been advised that there is a missing lease however the seller has the paperwork to support this.

Convenience is key, with Appleby town centre just minutes away. Residents can enjoy a wealth of amenities, including a swimming pool, excellent schools, a diverse array of restaurants and takeaways, unique independent shops, and a convenient train station.

This home offers a unique opportunity to embrace a balanced lifestyle, combining comfort, convenience, and a commitment to a sustainable future.

Services - Mains electric, mains water, mains drainage

Grade II listed

NB Planning is being applied for to move solar panels from front of property to the rear.

Epc & Council Tax - EPC - D

Council Tax - B

Council Tax Band: B

Tenure: Leasehold

Price: Starting Bid £250,000

Property Type: Terraced House

Parking: On Street

Year built: 1758

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Chapel Street, Appleby-in-Westmorland, Cumbria, CA16 6QR

Contact your local branch today for more information on this property:

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