



### 3 bed terraced house to buy in

York Street, ., Carlisle, Cumbria, CA2 5UJ

**£80,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Terraced Property
- ✓ Convenient Location
- ✓ Sold by Secure Sale
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Ready for an upgrade this conveniently located three bed terrace house is for sale by auction. Ground floor living room, dining kitchen and bathroom. First floor three bedrooms.

Small enclosed west facing rear yard with store. Great first time buy or investment property.

The property is conveniently situated on a quiet side road near Carlisle's most famous historic, Grade II listed landmark Dixon's Chimney built in 1836. Excellent amenities within an easy

walking distance including public transport, Sainsburys and Aldi. Walk to parkland and the city centre where a comprehensive range of shops, pubs and restaurants await. Handy for main road

network for M6, Lake District, Solway Coast and West Cumbria

### ACCOMMODATION SUMMARY

Entrance into living room | Breakfast kitchen | Rear lobby utility area with door to yard | Bathroom | First floor landing | Rear double bedroom one | Front bedrooms two and three |

Enclosed rear yard with store and access to passage | Gas central heating | Double glazing |

Council Tax Band - A | EPC Rating - D | Freehold

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street, Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

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

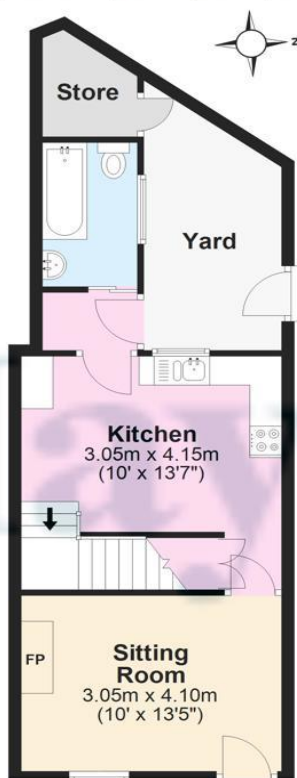
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

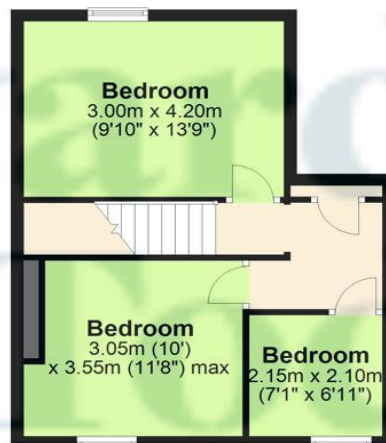
## Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 74.2 sq. metres (798.3 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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