



39 Helvellyn Street, Keswick, CA12 4EP

Guide Price **£420,000**

PFK

39 Helvellyn Street

The Property:

A well presented mid-terraced property with four/five bedrooms in the heart of Keswick town centre. Currently a permanent home, but would be equally suitable as a holiday let/second home. Briefly comprising entrance porch, hallway, sitting room with wooden flooring, dining room with window to the rear, kitchen with double doors into enclosed yard with outhouse, bedroom/study, bathroom on the half landing, bedroom and second sitting room towards the front of the property on the first floor, the sitting room would be easily reinstated as a principal bedroom, then a further two double bedrooms on the second floor, both enjoying elevated Lakeland fell views.

- Freehold
- Council Tax: Band D
- Four/five bedrooms
- Mid-terrace
- Town centre
- EPC Rating D
- No onward Chain





39 Helvellyn Street

Location & directions:

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

Directions

Directions (add postcode in and what3words)
Below is just an example! The property can easily be located using postcode CA12 4EP or can otherwise be found using what3words location [///frocks.nature.clef](https://www.what3words.com/location/:///frocks.nature.clef)



ACCOMMODATION

Entrance Hallway

23' 5" x 5' 1" (7.14m x 1.56m)

Stairs to first floor, understairs cupboard and a radiator.

Living Room

13' 7" x 12' 1" (4.14m x 3.68m)

Window to front aspect, feature fireplace, wooden flooring and a radiator.

Dining Room

13' 1" x 8' 1" (4.00m x 2.47m)

Window to rear aspect, feature cast iron fireplace, built in cupboard, wooden flooring and a radiator.

Kitchen

12' 11" x 9' 9" (3.93m x 2.97m)

Window to side aspect, newly refurbished units, brand new worktop, composite sink and drainer with mixer tap. Tiled splashback throughout, double oven with gas hob and extractor, integrated fridge freezer, integrated dishwasher and double doors to the rear yard.

FIRST FLOOR

Half Landing

2' 6" x 5' 1" (0.76m x 1.56m)

Study/Bedroom 1

7' 3" x 9' 9" (2.22m x 2.96m)

Window to rear aspect, feature fireplace, cupboard housing the boiler and a radiator.

Bathroom

4' 0" x 6' 8" (1.22m x 2.02m)

Window to side aspect, bath with electric shower over, WC, wash hand basin and a heated towel rail.



Landing

8' 6" x 5' 1" (2.58m x 1.56m)

Stairs to second floor and a radiator.

Living Room/Principal Bedroom

14' 1" x 15' 10" (4.29m x 4.82m)

Window to front aspect, feature fireplace with wooden mantel and slate hearth and two radiators. This room could easily be reinstated to a lovely principal bedroom.

Bedroom 3

13' 3" x 10' 1" (4.05m x 3.08m)

Window to rear aspect, feature cast iron fireplace, wash hand basin and a radiator.

SECOND FLOOR

Landing

7' 9" x 5' 1" (2.36m x 1.56m)

Velux window to rear aspect and a loft hatch. Built in shelving on landing.

Bedroom 4

13' 9" x 9' 1" (4.20m x 2.78m)

Velux window to rear aspect with lovely Lakeland fell views over the town and a radiator.

Bedroom 5

14' 0" x 14' 9" (4.26m x 4.49m)

Dormer window to front aspect and a radiator.

EXTERNALLY

Garden

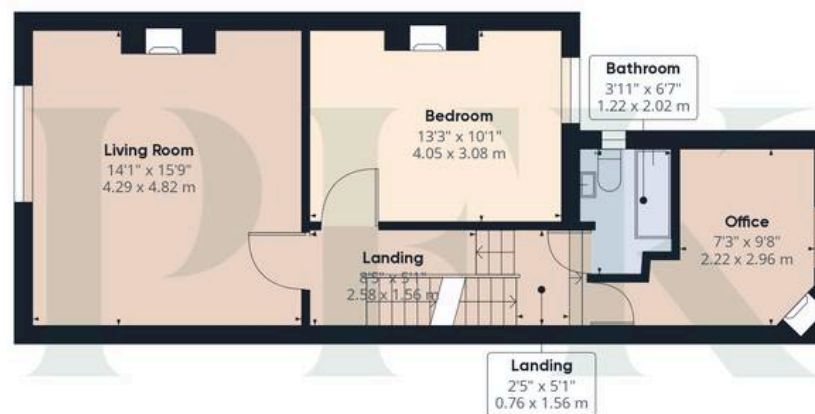
To the front is a low stone wall and paved area with flower border. To the rear is an enclosed yard with two stone outhouses, one housing a washing machine and tumble dryer, the other provides storage. A gate leads to the rear lane.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1449.65 ft²

134.68 m²

Reduced headroom

59.7 ft²

5.55 m²

(1) Excluding balconies and terraces

⌈ Reduced headroom
(below 1.5m/4.92ft)

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

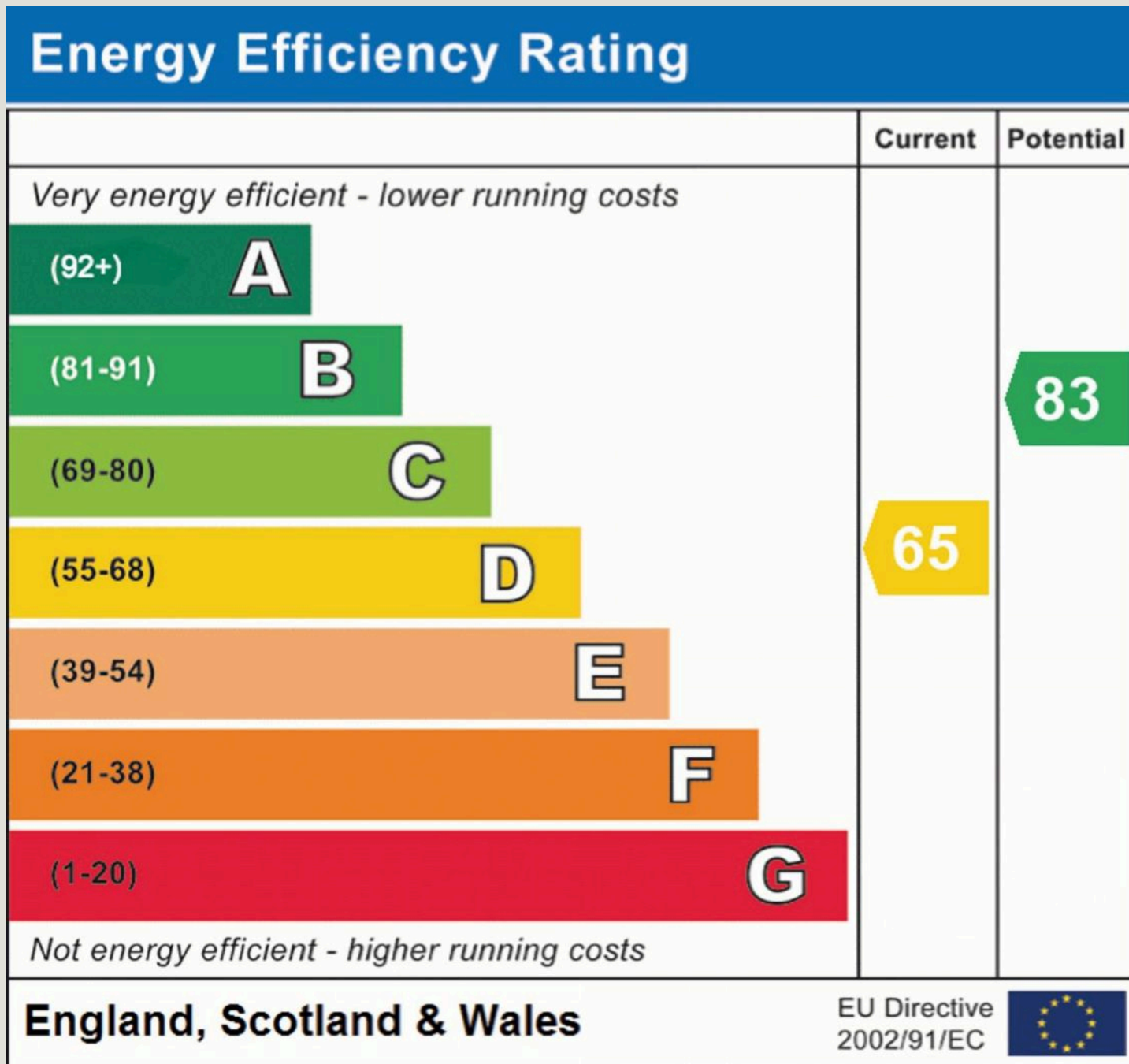
ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





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