

**Christopher
Whelan**

For Rent

Holme Lea, Ravenstonedale, Kirkby Stephen CA17 4NQ



Rent £495 pcm Unfurnished

Traditional stone built property with conservatory. Living room with multifuel stove, kitchen, pantry, bathroom and three bedrooms. Small garden to front. Gravelled and flagged rear yard. Coal shed and outside WC. Car port.

No pets. No smoking.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
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Tel: 015396 20293 Fax 015396 21650

General

Heating by storage heaters, panel heaters and multifuel stove. Hot water from immersion heater. Sky dish. BT point. No pets. No smoking

Accommodation (All measurements are approximate)



Living room 3.63m x 7.09m (11ft 11in x 23ft 3in)
Fireplace with multifuel stove. Storage heater, built in cupboards, curtains and carpet.



Kitchen 3.05m x 2.57m (10ft 0in x 8ft 5in)
Range of wall and base units, stainless steel sink, plumbed for washer, electric cooker, wall heater. Laminate flooring.

Pantry

Fitted shelves. Carpet.

Door leading into conservatory:-

Conservatory 2.64m x 3.35m (8ft 8in x 11ft 0in)
UPVc frame, double glazed with under floor heating. Tile floor. Panel heater. Wall lights.



Bedroom 1 3.33m x 2.49m (10ft 11in x 8ft 2in)
Single bedroom at rear. Wardrobe, blind, carpet.

Bedroom 2 3.38m x 3.61m (11ft 1in x 11ft 10in)
Double bedroom at front. Panel heater, curtains and carpet. Telephone point.

Bedroom 3 3.38m x 3.63m (11ft 1in x 11ft 11in)
Double bedroom. Wardrobe, panel heater, curtains and carpet. Telephone point.

Bathroom

Bath with electric shower over, WC, pedestal basin. Airing cupboard housing cylinder tank with immersion heater. Wall heater.

Landing

Cupboard.

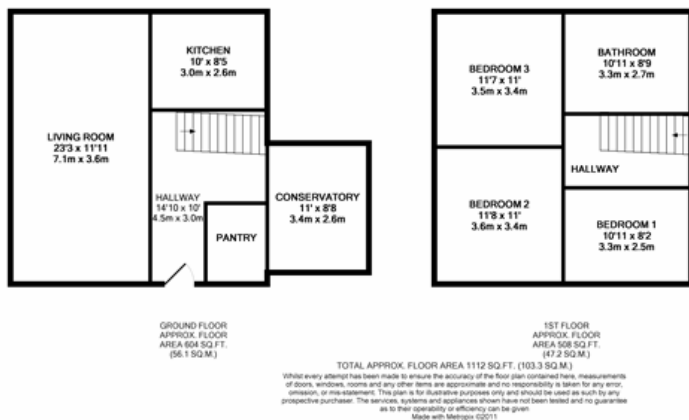
Outside

WC. Coal shed. Car port.
Rear yard gravelled and flagged.



Floorplan

Floorplans are indicative only of the room arrangements- measurements are approximate only.



Council Tax Band: B £1,785.50 2011/2012

Services

Mains water, electricity, drains.

Terms

The property is available initially on the basis of an Assured Shorthold Tenancy for a term of six months at a rent of £495 pcm. The tenant will be obliged to pay the rent on a monthly basis by Standing Order direct to our Clients' Account for the FULL TERM OF THE LEASE as a minimum. At the Landlords discretion the tenancy may continue on a month to month basis on a statutory Periodic Tenancy during which time the tenant may serve one months notice in writing on or before a rent day to terminate the tenancy to take effect on the next rent day and the Landlord may serve two months notice in writing. The tenant must vacate the property on termination of the tenancy.

Tenant Liabilities

The tenant is liable for payment of all outgoings including charges for electricity, water rates and Council Tax levied or assessed on the premises and insurance cover for contents.

Charges

The applicant is required to pay an administration fee £100.00 plus VAT (£120.00) to cover the cost of obtaining references, check of financial status and identity check.

Deposit

The tenant is require to pay a deposit of £495 to be held by the Deposit Protection Service against the cost of repair or replacement of Landlords fixtures and fittings, furniture, decoration, overdue rent etc.

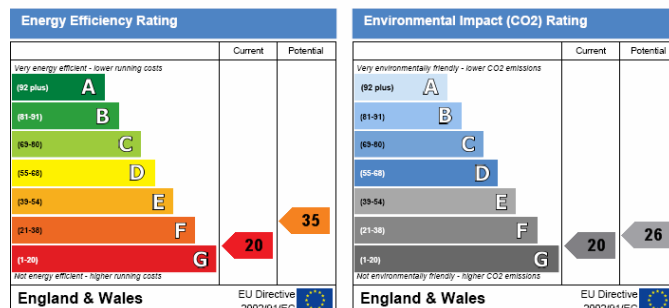
References

We will require references from the current landlord where applicable, two personal references and an employers reference.

A bank status report will be obtained. The applicant should let us have a signed letter of authorisation.

All references will be taken up and the applicant should be aware that a credit reference may be applied from a Credit Bureau.

Address: Holme Lea, , Ravenstonedale, KIRKBY STEPHEN, CA17 4NQ
RRN: 8203-3748-6429-0696-1793



Viewing by arrangement.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.