

**Christopher
Whelan**

**For Rent
Rise Hill View, Dent, Sedbergh LA10 5QJ**



£450 pcm Unfurnished

**A two bedroom cottage in the picturesque Dales Village of Dent.
Small garden to rear.**



**Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650**

General

Parking at Dent car park- residents get free pass.

Lounge 4.88m x 4.42m (16ft 0ins x 14ft 6ins)

New Aga. Multifuel stove with boiler. Radiator. Carpet. wall lights. TV point. Back door.



Kitchen/Diner 2.74m x 2.16m (9ft 0ins x 7ft 1ins)

Range wall and base units. Stainless steel sink. Electric cooker. Extractor. Tile splash. Plumbed for washing machine. Vinyl floor. Door to road.



Stairs up:-

Bathroom

Mira electric shower over panel bath. Pedestal basin. WC. Tile splash. Storage cupboard and cylinder cupboard. Dimplex wall heater.



Bedroom 1 2.51m x 2.9m (8ft 3ins x 9ft 6ins)

At the front. Beams. Radiator. Carpet.



Bedroom 2 2.34m x 4.42m (7ft 8ins x 14ft 6ins)

At the rear. 2 windows. Radiator. Carpet.

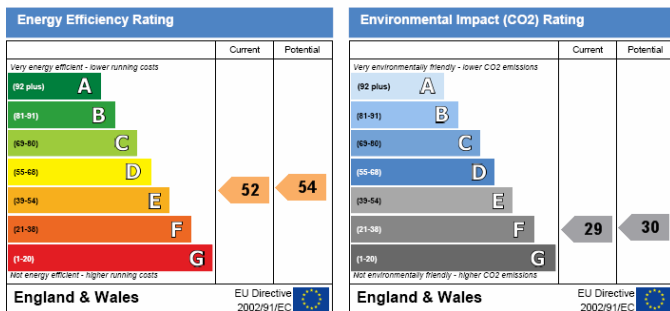


Outside

Small garden at rear.

EPC

Address: Rise Hill View, Main Street, Dent, SEDBERGH, LA10 5QL
 RRN: 8807-4788-0629-5596-2593



Council Tax

Band C £1393.91 2011/12

Directions

From Sedbergh, take the road to Dent. Upon entering Dent, the property is the only white property opposite the primary school.

Services

Mains electricity, water & 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 £450 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, gas, 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 required to pay a deposit of £450 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 for from a Credit Bureau.

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 that they do not constitute any part of an offer or contract. Neither the Agents nor the Landlord give any warranty or representation in relation to the property. Services, fittings and equipment referred to in these details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. 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.