



# HOME FARMHOUSE ELLEL

Bay Horse, Lancaster, LA2 0HN



**GSC GRAYS**

PROPERTY • ESTATES • LAND

---

# HOME FARMHOUSE ELLEL

Bay Horse, Lancaster, LA2 0HN

Newly refurbished, Home Farmhouse is a spacious three bedroom house, situated in an idyllic area, only a short drive to the M6 and Lancaster City Centre.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK

---



### Situation and Amenities

Situated in an idyllic area to the South of Lancaster City Centre, only a short drive from the M6 motorway.

### Description

The front door leads into the lounge, offering high ceilings and a multifuel stove with stone hearth and mantelpiece. The dining room enjoys a traditional fireplace with tiled hearth and mantelpiece and two integrated storage cupboards. The study is light and airy with a vaulted ceiling and triple aspect windows.

The kitchen, a newly fitted classic shaker style, comprises a range of wall and base units, stainless steel sink and drainer, plumbing for a dishwasher, connections for a freestanding cooker and leaving ample space for a tall refrigerator (not American style width). Off the kitchen a traditional larder, complete with concrete workbench and shelving. The utility room contains a stone workbench, the oil-fired boiler and door out into the front garden.

To the first floor there are three bedrooms and a family bathroom. Bedroom one, a double overlooking the rear of the property. Bedroom two, a spacious double offering dual aspect. Bedroom three, another spacious double positioned to the front of the property. The family bathroom comprises a WC, pedestal wash hand basin, bath with electric shower over, chrome heated towel rail and airing cupboard housing the water cylinder.

Externally, there is a lawned garden situated to the front, with path leading through to the front door. Parking is in the adjacent yard.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy Agreement for an initial period of 6 months at a rental figure of £1,250 per calendar month, payable in advance by standing order. In addition, a deposit of five weeks rent (£1,442) will be payable.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

### Local Authority and Council Tax Band

Lancaster City Council

For Council Tax purposes the property is banded B

### Services and Other Information

The property is served by Oil Fired Central heating, Mains electricity, water and private drainage (Septic tank).

Water will be recharged at £18 per month.

### Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

### Particulars and Photography

The particulars were written and photographs taken May 2024

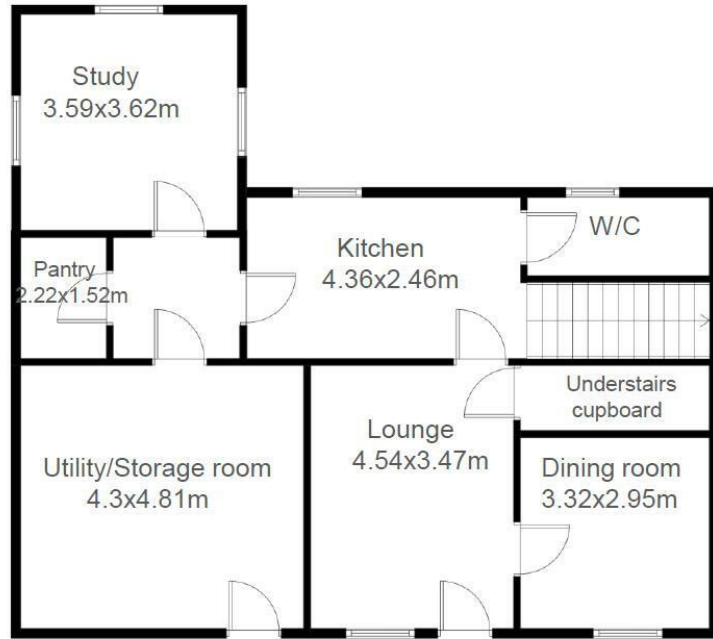
### Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made



## Home Farmhouse, Ellel, Bay Horse, Lancaster, LA2 0LN



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.