



## Arkholme

**£1,250 pcm**

12 The Herb Gardens  
Arkholme  
Carnforth  
Lancashire  
LA6 1RA

A substantial three storey town house located in the village of Arkholme. Comprising; open plan kitchen living area, four bedrooms, three bathrooms, integral garage and utility room.

- Substantial Three Storey Town House
- Open Plan Living Area
- Four Bedrooms and Three Bathrooms
- Integral Garage, Rear Garden
- Popular Lune Valley Village
- Unfurnished
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band - E
- Available Soon

Property Ref: KLR3045





## Open Plan Living

**Location:** From Kirkby Lonsdale proceed along the B6254 passing through Whittington. Come into Arkholme, pass the Village Hall on the left and take the next left and immediately past the shop, turn right with No.12 being towards the head of the cul de sac, on the right.

**What3Words:** ///sang.streaking.regret

**Note:** Campers, caravans, boats and commercial vehicles are able to be kept/parked at this property.

**Furnishings:** This property is offered unfurnished. Dishwasher included as the responsibility of the Landlord. Fridge freezer on non repair or replacement basis

**Services:** Mains Electric, Gas and Water (Unmetered). Private drainage to septic tank, cost of this B4RN Enabled. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Kirkby Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be directly managed by the Landlord.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-

employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Pets:** Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

For a Viewing Call 01539 792035





Kitchen Area



Rear garden

## The Herb Gardens, Arkholme, Carnforth, LA6

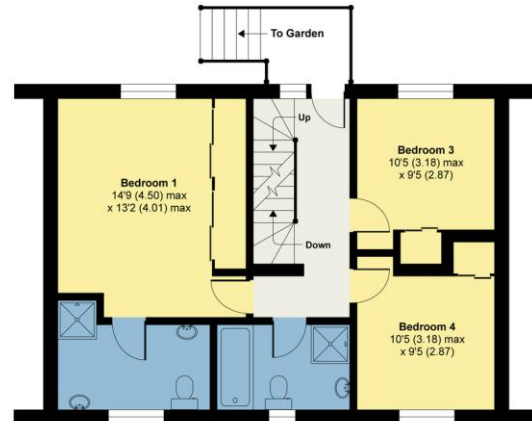
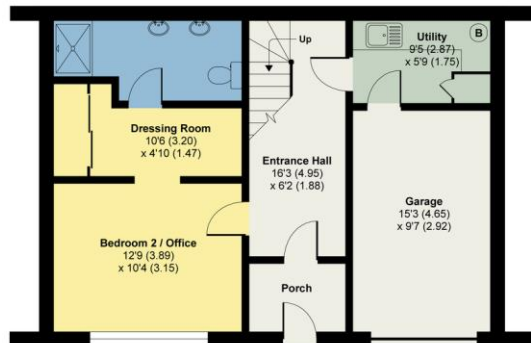
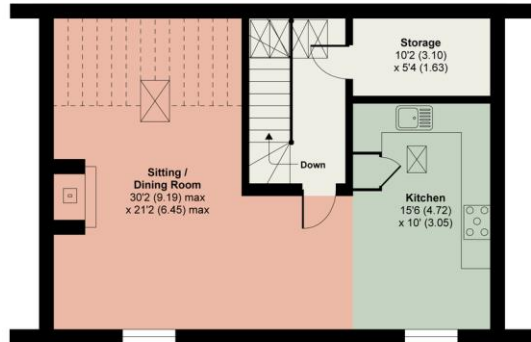
Approximate Area = 1696 sq ft / 158 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1918 sq ft / 178 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2021. Produced for Hackney & Leigh. REF: 725991

12 The Herb Gardens, Arkholme - Ref: KLR3045

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.