



Burton In Kendal

£1,350 pcm

30 Church Bank Gardens
Burton In Kendal
Carnforth
Lancashire
LA6 1NT

A stylish modern three bedroom link detached house with living room, dining kitchen with great views across Farleton Knott and the Lakeland Fells. With family bathroom and master ensuite, gardens, garage & driveway parking. CTB-D. Available Soon.

- Modern Three Bedroom Link Detached House
- Dining Kitchen, Family Bathroom and Ensuite
- Accessible To Transport Links
- Laid to Lawn Garden, Garage and Off Road Parking
- Unfurnished
- Children Welcome
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band D
- Available Soon.

Property Ref: KLR3043





Kitchen

Location: From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning left at the traffic lights. Follow the road out of Carnforth and take the first exit on both the first and second roundabouts. At the third roundabout take the second exit towards Burton in Kendal on the A6070. On entering Burton proceed onto the Main Street, and pass through the center of the village. Take a right hand turn after Church Bank House. Follow the road up Church Bank Gardens and take the second left into the new housing development. The property can be found a short way along on the right hand side.

Furnishings: This property is offered unfurnished.

Services: Mains Electric, Gas, Water (Metered) and Drainage. Phone Line Installed. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

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

Ongoing Tenancy Management: Upon tenancy commencement the property will 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 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



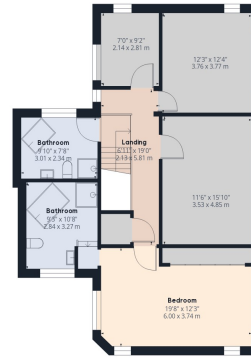
Living Room



Garden



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2722.7 ft²
252.95 m²

Reduced headroom

13.47 ft²
1.25 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.

GIRAFFE360

30 Church Bank Gardens Burton In Kendal - Ref: KLR3043

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.