



## Bolton Le Sands

£995 pcm

Lymcott  
43 Hawthorn Road  
Bolton Le Sands  
Carnforth  
LA5 8EH

A two bedroom, beautifully presented Cocklers Cottage in the popular village of Bolton Le Sands. Comprising spacious living room, modern kitchen, shower room, garden and off road parking.

- Semi Detached Two Bedroom House
- Spacious Living Room, Modern Fitted Kitchen with Electric Induction Cooking
- Heritage Asset Former Cocklers Cottage, Dated 1845
- Ground Up Restoration in 2022 with Patio and Garden Space
- Off Road Parking with Potential Of Electric Car Charging Point
- Unfurnished
- No Smokers or Sharers
- Not Suitable for Pets
- Council Tax Band - C
- Available December and Long Term

Property Ref: CR1260

2 

1 

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C 



Living Room

**Location:** Proceed out of Carnforth on the A6 Lancaster Road and in coming into Bolton Le Sands turn left after the bus stop into Hawthorn Lane. At the crossroads go straight ahead continuing onto Hawthorn Lane where the property can be found on the corner of St Nicholas Lane and Hawthorn Lane. The off road tarmac parking area is just after the property on the right. The property is located on a none designated heritage site

**What3Words:** //unclaimed.applauded.reworked

**Furnishings:** This property is offered unfurnished.

**Services:** Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-g>

**Viewings:** Strictly by appointment with Hackney & Leigh – Carnforth 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 refundable 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:** Pets are unable to be accepted at this property. 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>

**Note:** Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing.

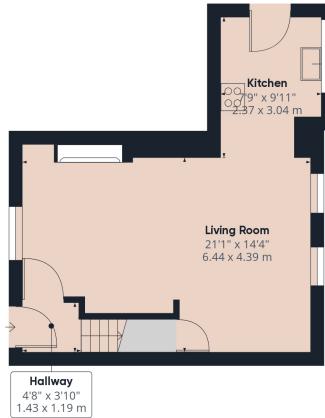
For a Viewing Call 01539 792035



Kitchen



Rear Elevation



Approximate total area<sup>ii</sup>

657.78 ft<sup>2</sup>

61.11 m<sup>2</sup>



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.