



Dent

£1,195 pcm

The Hill Studio
Main Street
Dent
Sedbergh
LA10 5QL

A well presented three bedroom cottage in the idyllic rural village of Dent. Comprising of reception room, living room, dining room, kitchen, bathroom, garden and patio space, garage and off-road parking.

- Well Presented Cottage
- Three Reception Rooms and Separate Kitchen
- Three Bedrooms, Main Bathroom and Separate WC
- Garden and Patio Space
- Garage and Off Road Parking
- Unfurnished
- No Smokers or Sharers
- Pets at Landlords Discretion
- Council Tax Band D
- Available Mid November & Long Term

Property Ref: KLR3150

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Reception Room

Location: Upon entering Dent from the Sedbergh direction, proceed on to the cobbled Main Street proceeding onwards and make a right turn at The George & Dragon Pub, keeping on Main Street. Passing the Dent Post Office, proceed forward until a red phone box and make an immediate left at a sign for "Dalesway Health & Fitness". The Hill Studio can be found on the right on this narrow lane.

What3Words: [///flinches.issued.online](https://www.what3words.com/en/3/3/3/flinches.issued.online)

Furnishings: This property is offered as unfurnished, the Freezer, Washer Machine, Dryer and Dishwasher are being left in the property on a No Repair No Replacement Basis

Services: Mains Electric, Private Oil, Water (Unmetered) and Drainage. 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 rent will be paid to Hackney & Leigh, and the day to day management, along with the maintenance, will be managed directly 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: 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>

Disclaimer The Studio Gym captured in the Video Walkthrough and the property Virtual Tour is NOT Included in the tenancy.

For a Viewing Call 01539 792035



Living Room



Views

Main Street, Dent, LA10

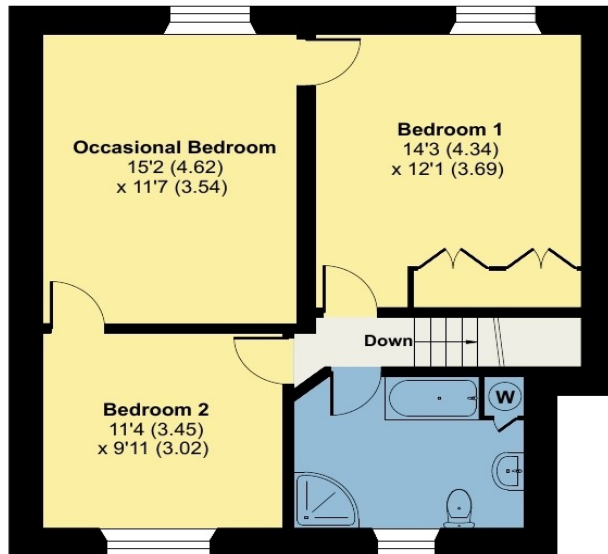
Approximate Area = 1323 sq ft / 122.9 sq m

Outbuilding = 304 sq ft / 28.2 sq m

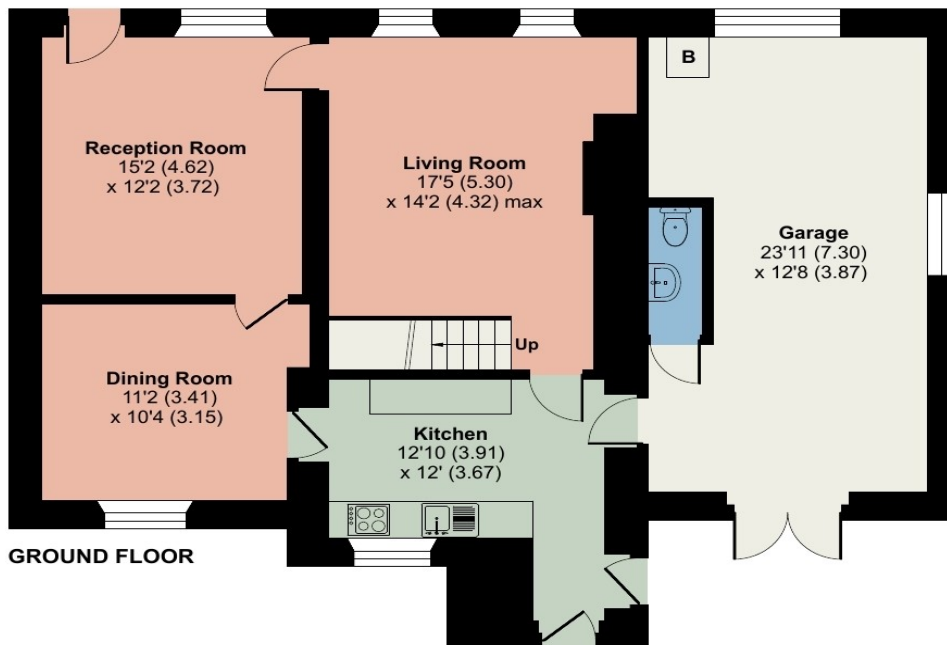
Garage = 419 sq ft / 38.9 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1303643

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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.