



I CROSS HOUSE COTTAGES

£850PCM

Whittington, LA6 2NX

A sweet two bedroom cottage located on the edge of this conveniently placed village being just a short drive from the ever popular Kirkby Lonsdale and the A65. Lancaster, Kendal and M6 junctions 34 & 36 are within easy commuting distance.

Private and secure rear garden with seating area and raised lawn. Single garage and parking for one car.

Available unfurnished on an initial twelve month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

Mains electricity, gas, water and drainage. Council tax band C. Broadband connected. EPC rating D.

- Small porch for coats and boots
- Kitchen (4.6m x 3.2m) wall and base units with oven, induction hob and integral fridge freezer. Freestanding dishwasher and washing machine. Space for a table and chairs. Handy understairs cupboard.
- Sitting room (4m (max) x 3.5m) with open fire and patio doors to garden
- Bedroom 1 (3.1m x 3m) with built in wardrobe
- Bedroom 2 (4m x 2m) with sloped ceiling and eaves storage
- Bathroom (3m x 2m) bath with over shower, sloped ceiling

Lane House, Kendal Road
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DIRECTIONS

From the A65 take the B6254 towards Whittington. Upon entering the village I Cross House Cottages can be found on the right as the road turns through the village. For the purpose of viewing's please park on the road heading towards the church. What3words reference below.

House - ///what3words reference: *dupe.compose.pickup*

Parking - ///what3words reference: *satellite.solids.convey*

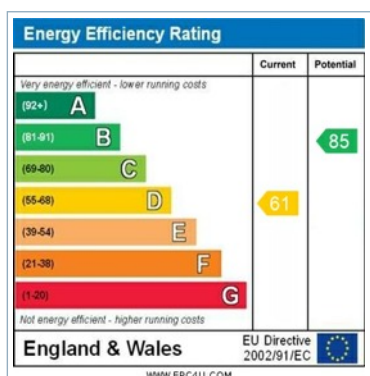
TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.