



2 HIGH MOORGATE

£725PCM

Kearstwick, LA6 2EG

A sweet and cosy mid terrace character cottage located on the edge of Kearstwick, just a short drive from Kirkby Lonsdale.

Open garden to the front with stunning views towards the fells, outhouse and unallocated parking for one car to the rear.

Currently undergoing a full decoration the property will be ready for viewing's late July and occupation mid August. Available unfurnished on an initial twelve month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

Mains electricity, combination of electric heaters in some rooms along with radiators heated by the woodburner. Private water supply and drainage to a shared septic tank. Secondary glazing throughout. Council tax band C. EPC rated E. Due to the current heating set up, the property is suited for those who will be working from home or at home throughout the day.

- Rear entrance/sun room through to;
- Dining kitchen with wall and base units and space for small table
- Sitting room with woodburner and under stairs cupboard
- Bedroom 1 with lovely views
- Bedroom 2 with lovely views
- Small bedroom 3/study
- Three piece bathroom

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estate agents



DIRECTIONS

The cottage is approximately 1.5 miles out of Kirkby Lonsdale on the B6254. Proceed out of Kirkby Lonsdale passing the Orange Tree Public House on the right hand side. Travel through the village of Kearstwick. High Moorgate is the second row of cottages on the left hand side as you are leaving the village. No 2 is the third cottage along the shared driveway entrance. Parking is at the end of the shared driveway.

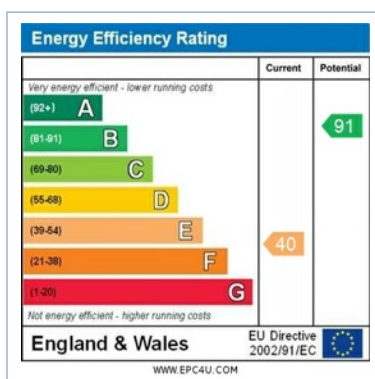
TENURE AND RENTAL

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. Pets may be considered but please note that the front garden is not enclosed therefore not suitable for dogs.

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.