

## 2 BECK VIEW

£1,850PCM

Cowan Bridge, near Kirkby Lonsdale, LA6 2HS

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**Spacious, light, bright and available immediately - a well-proportioned, contemporary, energy efficient semi-detached property in a quiet cul-de-sac position with a large rear garden.**

Sleek and modern accommodation with a double height entrance hall, family friendly open plan living/dining kitchen leading out onto the flagged terrace, sitting room, utility room, cloakroom, large integral single garage, four double bedrooms, two with en-suites, a fifth single bedroom/study and a house bathroom. Private parking for two cars and a split level rear garden with wrap around flagged terrace and lower level lawn.

**A convenient and accessible location and being close to the popular market town of Kirkby Lonsdale with good road and rail links.**





## 2 Beck View, Cowan Bridge, near Kirkby Lonsdale

A brand new spacious family home and finished to a high standard. Accommodation briefly comprises:

### **Ground Floor**

- Double height entrance hall
- Sitting room (2.2m x 3.9m)
- Dining kitchen (7.5m x 6m) Herringbone Amtico flooring, modern and sleek wall and base units with breakfast island, Neff integral appliances including induction hob, double oven, grill and warming drawer, dishwasher and fridge/freezer. dining area with wall of sliding doors to seating terrace and secure rear garden
- Utility room with separate WC and door to;
- Garage (6.2m x 3.2m) power, light and up and over electric door

### **First Floor**

- Principal bedroom (5.5m x 4m) with views towards Leck Fell and en-suite shower room comprising walk in shower cubicle, WC and wash basin
- Bedroom 2 (3.7m x 3.1m) with en-suite shower room comprising walk in shower cubicle, WC and wash basin
- Bedroom 3 (5.8m x 2.9m) with walk in wardrobe
- Bedroom 4 (5.8m (max) x 2.9m)
- Bathroom comprising bath, shower cubicle, WC and wash basin
- Bedroom 5/study (3.4m x 3.1m)

### **Outside**

Driveway parking for two cars, large integral single garage to the front and large, private split level enclosed garden with spacious seating terrace.

### **SPECIFICATION**

Gross internal area of 2324 sq ft (215.9 sq m). Underfloor heating to ground floor. Anthracite double glazed windows throughout. Solid oak internal doors. Kitchen and utility room supplied by Butler interiors. Neff integral kitchen appliances, Amtico flooring to kitchen, dining area and utility room, newly laid carpets throughout. Porcelanosa bathroom tiling. Hard wiring for internet throughout. Security alarm. Electric vehicle charger. External lighting.



## Useful information..

### TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy (AST) on an initial twelve month term with the potential to extend further thereafter. **Please note** that the property is also available for sale and will remain on the market until a tenancy is agreed and it will then be removed. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

### RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets may be considered.

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

### RIGHTS RESERVED

No caravan or boat storage and no keeping of livestock.

### SERVICES

Mains electricity and metered water. Air source central heating. Private drainage to a septic tank. EPC rated B. Council tax band E. B4RN hyperfast broadband connected.

### VIEWING THE PROPERTY

Please call our office to register your interest and request a viewing.

### DIRECTIONS

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