



2 CHURCH CLOSE

£695 PCM

Whittington, LA6 2NT

A spacious two bedroom flat overlooking the historic village church and Whittington Park.

Ground floor entrance, small shared rear yard and private parking for one car.

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

Mains water, gas and electricity, private drainage. Gas central heating. B4RN hyperfast broadband connected. Council Tax Band B. EPC rated C.

- Ground floor entrance with stairs to spacious first floor hallway
- Open plan dining kitchen and sitting room (7.4m max x 3.4m) with open fire. Dining area overlooking the churchyard and parkland. Modern units with breakfast bar, oven and hob and recesses for washing machine and under counter fridge.
- Double bedroom 1 (3.5m x 3m) with built in wardrobe
- Double bedroom 2 (3.9m x 3.1m)
- House bathroom comprising bath with over shower, wash basin and WC

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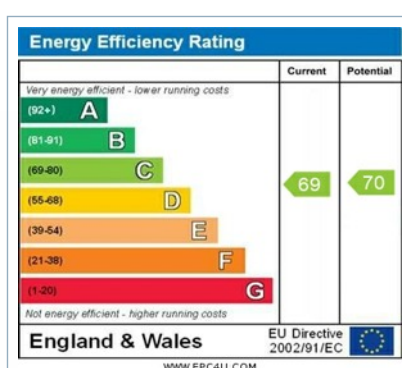
estate agents



DIRECTIONS

Entering the village of Whittington from Kirkby Lonsdale, as the road bends round to the left, take the turning right signposted *Hutton Roof*. Shortly after passing the church on the left hand side (just before a little lane off to the left), No. 2 Church Close is the second property.

What3words reference /// certainty.alpha.tell



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

Please note that due to there being no outdoor space and a first floor flat this property is not suited to pets. 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.