



## 16 HIGH STREET

£530pcm

Ingleton LA6 3AD

Ideal for a single occupant, a small and cosy terraced period cottage within the heart of the market town of Ingleton. Space to sit outside with a small divorced rear garden and outhouse.

Available now, unfurnished with floor coverings, carpets and curtains on an initial twelve month Assured Shorthold Tenancy. Long term tenants are sought.

Mains electricity, gas, water and drainage. Electric wall panel heaters in sitting room, bedroom and bathroom. Council tax band A. EPC rated E.

- Sitting room with gas fire
- Kitchen
- Double bedroom
- Three piece bathroom comprising bath with over shower, washbasin and WC and airing cupboard
- On road parking
- Small garden to rear
- Useful outbuilding for storage

Lane House, Kendal Road  
Kirkby Lonsdale  
Carnforth  
Lancashire LA6 2HH

015242 74445

lettings@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &  
bowring

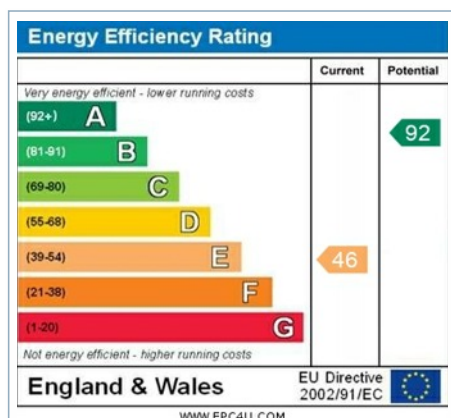
estate agents



## DIRECTIONS

Turn into Ingleton off the A65 onto Main Street. Proceed into the town centre and follow the road through past the shops. Number 16 is on the right after The Old Post Office Bar. For viewing's please park in the village, there is 'on road' parking provision within the village.

What3words reference ///costumes.coolers.boomer



## TENURE AND RENTAL

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

## RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets considered. 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, 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.