



Mossy Hill Chapel, Crosby Garrett, CA17 4PW  
£650 pcm

PFK



# Mossgill Chapel

Crosby Garrett, Kirkby Stephen

This character property, once a former chapel, with large dining kitchen, two bedrooms (one with ensuite), large family bathroom and first floor living room enjoying far reaching views. Private patio area and offroad parking for one vehicle, all located in a quiet position in the lovely village of Crosby Garrett.







## Crosby Garrett, Kirkby Stephen

Mossgill Chapel is situated within this popular village which lies about four miles from the market town of Kirkby Stephen. Crosby Garrett has a post office/village store with nearby Kirkby Stephen providing a good range of everyday facilities including a supermarket, general shops, bank, public houses, primary and secondary schools. Crosby Garrett is now in the Yorkshire Dales National Park and the Lake District is within an hours drive, with Carlisle, Penrith and Kendal also being within commuting distance.

### Directions

From Kirkby Stephen town centre, turn left along Silver Street, past the Grammar School on the left and bear right at the fork junction. In the village of Soulby (about 2 miles) turn left, then a further half a mile along, turn left again for Crosby Garrett. The village lies about one mile along this road and the property lies on the left hand side past the church.

**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**



## ACCOMMODATION

### Entrance Hall

### Kitchen

15' 1" x 14' 6" (4.59m x 4.42m)

### Bedroom 1

15' 3" x 10' 5" (4.64m x 3.17m)

### Bathroom

### Utility Room

12' 10" x 10' 1" (3.90m x 3.07m)

### Living Room

14' 8" x 13' 2" (4.47m x 4.02m)

### Bedroom 2

10' 11" x 10' 7" (3.34m x 3.22m)

### Ensuite Bathroom

### Garden

To the front of the property, a wrought iron gate leads to an enclosed flagged courtyard garden area. The property also benefits from one undercover, offroad parking space.

### Off street

1 Parking Space

## ADDITIONAL INFORMATION

### Services

Services: Mains electricity & water septic tank drainage. Oil fired central heating and partial double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order. Viewing: Through our Penrith office, 01768 862135.





ADDITIONAL INFORMATION

Furniture & Appliances

The owners are happy to leave a fridge/freezer, washing machine, tumble dryer, table and chairs and a bed if required. If these are not required, they will be removed by the owners.

Management & Terms

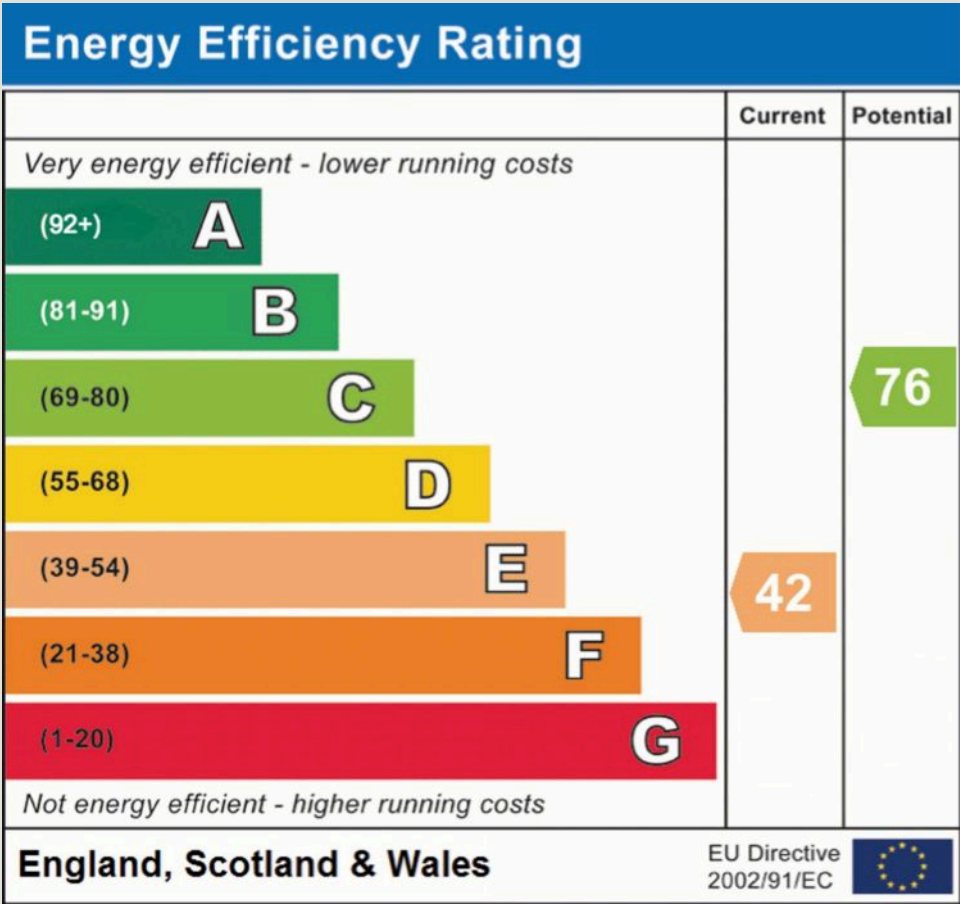
Management: This property is managed by PFK. Terms: EPC rating: E Rental: £650 PCM plus all other outgoings Deposit: Equal to one month's rent Conditions: No smokers allowed. Pets by negotiation. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referral & Other Payments

PFK works with preferred providers for certain letting services. While their prices are competitive, you are under no obligation to use them and may wish to compare alternatives. If you choose to proceed, PFK will receive a referral fee. For example, M & G EPCs Ltd – PFK receive a fee of £35 for an EPC and floorplan, £24 for an EPC only, and £6 for a floorplan only. RentGuarantor Ltd pays PFK 7.5% of the revenue they collect. PFK also receives payments for inventories (£80–£130), tenant referencing (£32), fitting smoke/carbon monoxide alarms (£5), Homebox for utility management (£10.00 per tenant package) and AML checks via Landmark (£8.50–£15.50). All figures include VAT.

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.







## PFK Estate Agents

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