

Backbarrow

£1,350 pcm

Bridge House
Backbarrow
Ulverston
Cumbria
LA12 8PZ

A great opportunity to rent a four bedroom delightful traditional Lakeland cottage in a beautiful location of the South Lakes district with a lovely view of the river. With furnishings option it comprises two reception rooms, one with multifuel burning stove, fitted Kitchen, Shower room & separate Family Bathroom. Garden leading up to the steam railway line. Private parking area. Council Tax Band D. Available Mid August.

- Four Bedroom delightful traditional Lakeland stone cottage
- Two Reception Rooms, One with Burner
- Fitted Kitchen
- Shower Room & Separate Family Bathroom
- Furnishings Optional
- Private Garden & Lovely Views of the River Leven
- Private Parking Area
- No Smokers or
- Council Tax Band D
- Available Mid August

Property Ref: WR619





Kitchen

Description: A great opportunity to rent a four bedroom delightful traditional Lakeland cottage in a beautiful location of the South Lakes district with a lovely view of the river. With furnishings option it comprises two reception rooms, one with multifuel burning stove, fitted Kitchen, Shower room & separate Family Bathroom. Garden leading up to the steam railway line. Private parking area. Council Tax Band D. Available Mid August.

Location: The property is located at the foot of the bridge in Backbarrow. From Newby Bridge take the A590 towards Ulverston. Take the 2nd turning right after dual carriage way, signed for White Water Hotel. The property is on the left as you go over the bridge.

What3Words: ///install.leotard.delays

Furnishings: The property is offered furnished as follows: The current lounge furniture is not included, so none of this is available. However, we could return the 3 piece Ercol suite and conservatory suite as per the marketing photographs if required. All other furniture and kitchen utensils etc are available to be used, or can be removed, but replacement with tenants' own furniture would be subject to access restrictions.

Services: Mains Electric, Water and Drainage. Oil Fired Central Heating,. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Grange

Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by the landlord

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above . Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a



Dining Room



Living Room

"Double Click Text To Insert Floor Plan"

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A thought from the owners...

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.