



3 Church Walk, Kirkby Stephen , CA17 4RA
Rental Price: £550 PCM

PEK

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This attractive two bedroom maisonette sits within a charming period building, showcasing a characterful stone exterior. The entrance vestibule leads to a fitted dining kitchen and in turn leads to the living room which provides a front sash window flooding the space with natural light. The first floor provides a front bedroom and rear second bedroom which could alternatively provide a dressing room/storage room and a bathroom. The maisonette sits within a charming period building on the high street and showcases a characterful stone exterior.

3 Church Walk is ideally situated in the heart of the historic market town of Kirkby Stephen, nestled in the picturesque Upper Eden Valley of Cumbria. Located just off the main square, the property enjoys an ideal position within a short walk of local amenities to include shops, cafes, and pubs. The area is well known for its scenic beauty and lies on the edge of both the Yorkshire Dales National Park and the North Pennines Area of Outstanding Natural Beauty, offering abundant walking and outdoor pursuits. With good transport links via the nearby A685 and the scenic Settle to Carlisle Railway.





Entrance Vestibule

Dining Kitchen

Inner Hall

With stairs to upper floor and access into:

Living Room

13' 10" x 11' 9" (4.22m x 3.57m)

Landing

Providing loft access

Bedroom 1

13' 11" x 11' 9" (4.24m x 3.57m)

Bedroom 2/Storage Room

13' 9" x 6' 8" (4.19m x 2.02m)

Bathroom

8' 10" x 4' 9" (2.70m x 1.45m)

ADDITIONAL INFORMATION

Directions

3 Church Walk can be located using the postcode CA17 4RA or alternatively by using What3Words: [///vintages.distracts.riverbank](https://www.what3words.com/#!/vintages.distracts.riverbank)

- Council Tax Band: A
- EPC rating: C



Additional Information:

Services

Mains water, electricity, drainage and gas heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5


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.

Management, Terms & Conditions

Management: This property is not managed by PFK. Terms: Rental: £550 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





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