



11 MARKET SQUARE

£850PCM

Kirkby Lonsdale, LA6 2AN

A quaint and cosy two bedroom cottage in the heart of Kirkby Lonsdale yet tucked away from the main hustle and bustle. With close access to the M6, the A65 and for travel to Kendal and Lancaster.

The property is south facing and has space for a small table and chairs to sit outside.

Available now and offered unfurnished on an Assured Periodic Tenancy Agreement.

Mains electric, water and drainage. Multi fuel stove in the sitting room and electric radiators throughout. Fully double glazed. Broadband connected. EPC rated E. Council tax band C.

- Open plan living/dining kitchen (7.1m x 6.3m) Kitchen consists of modern wall and base units with integrated oven and hob, microwave, slimline dishwasher and fridge. Space for a washing machine. Useful under stairs storage and multi fuel stove
- Double bedroom 1 (3.6m x 3.6m)
- Double bedroom 2 (3.6m x 2.7m)
- Three piece house bathroom with bath with over shower, wash basin and WC

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DIRECTIONS

To find the property - from the market square, proceed on foot through the arched cobbled area to the left of Abrahams, then turn left. No. 11 is the penultimate property on the left.

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TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy Agreement. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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