davis & bowring
estate agents



12 FAIRBANK

£1100PCM

Kirkby Lonsdale LA6 2BD

A recently decorated delightful three bedroom period terraced cottage within walking distance to the centre of Kirkby Lonsdale and close access to the A65 and M6.

Enclosed rear garden with spacious outbuilding and cellar. NB - a right of way exists across the rear of the garden for access purposes.

Available unfurnished on an Assured Periodic Tenancy. Long term tenants preferred.

Mains water, electricity, gas and drainage. Gas fired central heating. Broadband connected. Council Tax Band C. EPC rated D.

- Dual aspect sitting room (5.9m x 3.3m) with woodburning stove
- Dining room (3.4m x 3.3m)
- Kitchen (3.3m x 2.1m) with fitted shaker style units through to
- Utility room (2.4m x 1.7m)
- Bedroom 1 (3.3m x 3m) with walk in under eaves storage space
- Bedroom 2 (2.5m x 3.5m)
- Bedroom 3 (3.4m x 2.4m)
- Bathroom (2.8m x 1.6m) three piece suite comprising bath with over shower, WC and wash basin

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







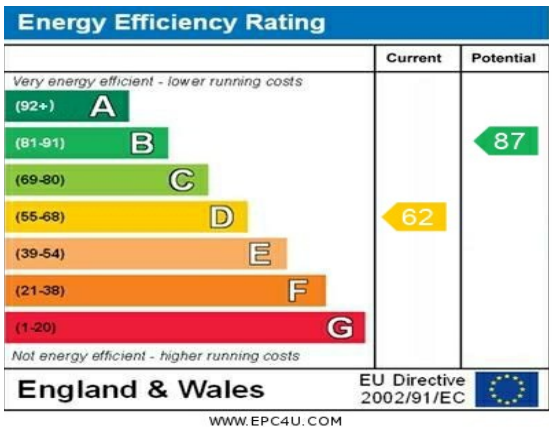


DIRECTIONS

From Kirkby Lonsdale, leave on the B6254 signposted Old Town and proceed past The Orange Tree public house. Number 12 Fairbank is shortly afterwards on the left hand side.

There is no parking with the cottage but on street parking is available further up Fairbank.

What3words reference /// objective.sailing.give



TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy, long term tenants are preferred. 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.

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, photographs, measurements, areas, 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 nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.