

Yealand Redmayne

£850 pcm

4 Silverdale Road
Yealand Redmayne
Carnforth
LA5 9TA

A modernised traditional, part furnished cottage located in a lovely village location . Comprising; lounge, kitchen, two bedrooms, one with a mezzanine, bathroom, enclosed rear garden and off road gated parking.

- Refurbished Traditional 1600s Cottage
- Living Room with newly installed Wood Burning Stove
- Two Bedrooms, one having additional Mezzanine Area
- Gated off Road Parking, Enclosed Rear Patio Garden
- Recently Reroofed, Redecorated and New Boiler
- Desirable Village Location
- Part Furnished
- No Smokers or Sharers
- Council Tax Band - B
- Available May

Property Ref: CR1203





Living Room

Location: From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the lights, turn left and continue straight on at the three roundabouts, along the A6. Take the third turning left onto Rose Acre Lane and proceed to the top, taking a right turn. Continue past Yealand Primary School and follow the road round to the left hand side. A short way along this road, past the bus stop, the property is located on the right hand side.

Furnishings: The property is offered part furnished which includes items as pictured. There is an integrated Fridge, Dishwasher and Washer Dryer.

Services: Mains Electric, Gas and Water (Unmetered). Drainage via Septic Tank (to be billed directly by the landlord monthly (approx. £15 per month). Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Carnforth Office.

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

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. 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 a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be refundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Kitchen



Rear Garden

Silverdale Road, Yealand Redmayne, Carnforth, LA5

Approximate Area = 682 sq ft / 63 sq m

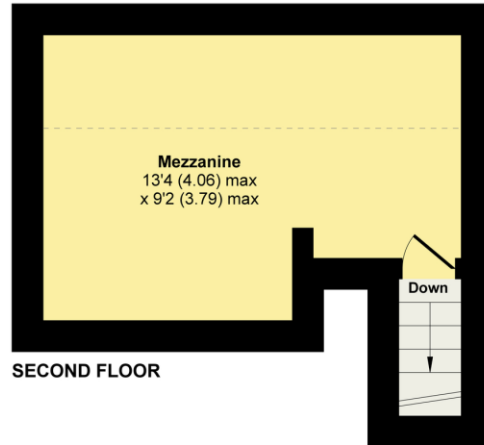
Limited Use Area(s) = 40 sq ft / 4 sq m

Total = 722 sq ft / 67 sq m

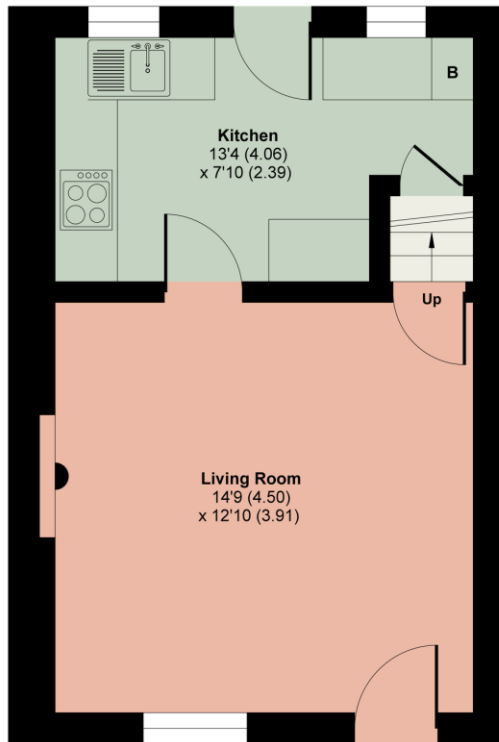
For identification only - Not to scale



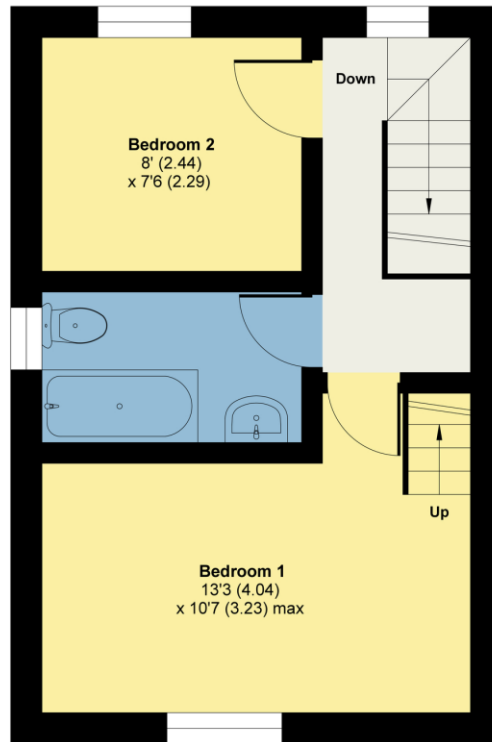
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 751867

4 Silverdale Road, Yealand Redmayne - Ref: CR1203

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.