



Bank Lodge Nateby Road, Kirkby Stephen – CA17 4AJ

PEK

Bank Lodge Nateby Road

Kirkby Stephen

Enjoying an elevated setting within the historic market town of Kirkby Stephen, Bank Lodge is a spacious and well-appointed rental home offering flexible accommodation, excellent storage and modern conveniences throughout. Ideally positioned for access to the town's amenities, this impressive property combines practicality with comfort in a desirable residential setting.

A welcoming entrance hall immediately sets the tone, featuring a part-vaulted ceiling with Velux window and generous proportions that allow for a variety of uses, whether as a dining area, home office or additional reception space. From here, stairs rise to the galleried first-floor landing and doors lead to the principal ground floor rooms.

The bright and spacious living room benefits from a dual aspect, allowing natural light to flood the space, while a gas fire set within a fireplace provides an attractive focal point. To the rear, the well-equipped kitchen offers ample space for dining furniture and is fitted with a range of wall and base units topped with complementary work surfaces and tiled splashbacks. Integrated appliances include an eye-level double oven, gas hob and extractor fan, with additional space for a fridge/freezer, dishwasher and under-counter appliance. A 1.5 stainless steel sink with drainer and mixer taps sits beneath the window, and a door leads through to the utility room.



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The utility room mirrors the kitchen's style with coordinating units, provides space for a washing machine, and features a stainless steel sink with drainer and mixer taps. An external door leads to the rear, while an internal door provides access to the garage, which is fitted with an electric roller door and houses the gas boiler.

Also on the ground floor, an inner hall leads to the family bathroom and a well-proportioned double bedroom. The bathroom is fitted with a four-piece suite comprising bath, fully tiled shower cubicle, WC and basin, complemented by a heated towel rail.

To the first floor, a galleried landing leads to two excellent double bedrooms, both featuring part-sloped ceilings, generous eaves storage and private ensuite shower rooms. Each ensuite is fitted with a tiled shower cubicle, WC and basin, with additional built-in storage, one cupboard housing the water cylinder.

Externally, the property offers driveway parking for two to three vehicles. A pathway extends around the side and rear of the property, where a raised bed and gated access from the side lane lead to an upper garden area. This attractive outdoor space features a gravelled pathway, raised shrub and flower beds, and provides a pleasant spot for outdoor seating.

An excellent rental home, well-positioned and presented in superb order throughout, offering spacious and versatile living within a sought-after town location.

Please note - the concrete pathway and garden fencing is to be replaced once the weather allows.





Bank Lodge Nateby Road

Kirkby Stephen, Kirkby Stephen

Kirkby Stephen is a popular and vibrant Upper Eden market town which caters well for everyday needs with a supermarket, general shops, bank, hotels and public houses, primary and secondary Schools and many sports clubs. The M6 at Tebay lies 12 miles to the south-west and Brough/A66 trans-Pennine route is 4 miles to the north. Carlisle, Penrith, Kendal, Lancaster and the north east are all within commuting distance, and the town also benefits from a station on the historic Settle to Carlisle railway line.

Directions

The property can be located by using What3Words - [///increased.spider.tallest](#) or via the Post Code CA17 4AJ.

- Excellent three bedroom home in immaculate order
- Three bedroom, three bathroom (One ground floor Bedroom and Bathroom)
- Versatile and spacious accommodation
- Low maintenance gardens
- Driveway parking and integral garage with electric door
- Conveniently located within this historic town
- EPC Rating - C
- Council Tax Band - D



ACCOMMODATION

Entrance Hall

Living Room

19' 2" x 12' 5" (5.84m x 3.78m)

Kitchen / Dining

14' 1" x 8' 9" (4.30m x 2.67m)

Utility Room

6' 4" x 13' 7" (1.94m x 4.14m)

Bathroom (Ground Floor)

Bedroom 3 (Ground Floor)

12' 4" x 12' 2" (3.77m x 3.70m)

FIRST FLOOR

FIRST FLOOR LANDING

Bedroom 1

20' 4" x 13' 7" (6.20m x 4.15m)

Ensuite (Bedroom 1)

Bedroom 2

12' 10" x 19' 4" (3.90m x 5.90m)

Ensuite (Bedroom 2)

Garage

13' 8" x 19' 8" (4.17m x 6.00m)

EXTERNAL

Low maintenance garden.

Driveway parking - 2 Parking Spaces



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Gas central heating. Underfloor heating to the entrance hall, kitchen / dining, utility and bathroom. 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.

PLEASE NOTE - The Oak/wood is NOT to be painted.

Management, Terms & Conditions

Management: this property is not managed by PFK. Terms: Rental: £1,100 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.

Referrals and 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.







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