

OLD SCHOOL CLASSROOM

£1,650PCM

Whittington LA6 2NY

Available July, a beautifully renovated Grade II listed former school now offering a wonderful home to suit a couple or professional.

Every effort has been made to retain this building's original features whilst offering modern day living. The accommodation comprises open plan sitting/dining room through to well planned kitchen. Ground floor cloakroom and utility. To the first floor are two double bedrooms, open to the apex, with beautiful beams and both with en-suite. Easy to maintain flagged garden and designated parking.

Backing onto Whittington Hall parkland and in a convenient and accessible location, being close to the popular market town of Kirkby Lonsdale, road and rail links.





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Whittington, LA6 2NY

Ground floor

- Spacious entrance hall (3.2m x 1.7m)
- Utility room and WC (2.8m x 1.8m)
- Sitting/dining room (5.6m x 5.4m) with woodburner and understairs cupboard, open to:
- Kitchen (5.7m x 2.7m) modern grey kitchen units with marble worktops and breakfast bar. Integrated oven, hob, microwave and dishwasher. Double fridge freezer. Separate tall larder cupboard and double doors to garden and seating area

First floor

- Double bedroom 1 (4.8m x 2.8m). Open to the apex with beautiful detail
- En-suite bathroom (2.5m x 2.4m) with freestanding roll top bath, walk in shower, washbasin and WC
- Double bedroom 2 (5.4m x 2.9m) open to the apex and with fitted wardrobe
- En-suite shower room (5.4m x 1.8m) with walk in shower, washbasin and WC. Seating/dressing area

Outside

Enclosed well kept and easy to maintain flagged and gravel garden with borders and seating area. Lawned area to the front. Designated parking for three cars.

Services and Specification

Mains water, gas, electricity and drainage. Gas fired central heating, B4RN hyperfast broadband connected (shared with the neighbouring property Old School Hall). Council tax rated E. EPC rated C.

Please note: The cost of B4RN broadband and maintenance of the front lawn will be an additional £50pcm.



Useful information

TENURE AND RENTAL

The property is offered from July unfurnished on an Assured Periodic Tenancy, longer term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent. 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.



RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by prior agreement. Please email or telephone us for an application form.

DIRECTIONS

/// what3words reference: evenings.beanbag.mammoths

VIEWINGS

Please call the office to arrange a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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