



GLENDALE

£800PCM

Barbon LA6 2LS

Small and sweet! A semi detached cottage in the idyllic Yorkshire Dales village of Barbon. Perfect for one person or a couple!

Available unfurnished on an Assured Periodic Tenancy. Long term tenants are sought.

Mains electric and water. Electric heaters throughout and a solid fuel stove in the sitting room. Private drainage to a shared septic tank. Double glazed throughout. B4RN hyper-fast broadband connected. Council tax band C. EPC rated E.

Please note: there is no parking available with the property, parking is available in the village.

- Sitting room (3.8m x 3.5m) with a solid fuel stove and small under stairs cupboard
- Galley dining kitchen (5.7m x 2.1m) with oven and hob. Space for a fridge freezer and washing machine. Door to garden
- Ground floor bathroom with shower over bath
- Double bedroom (3.6m x 3.3m)
- Occasional bedroom/office (2.3m x 2.1m)
- Delightful private small rear garden with small outhouses

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

lettings@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring

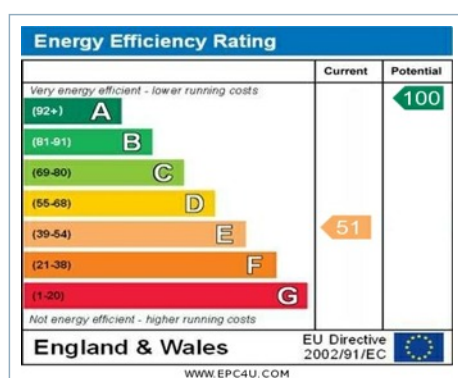
estate agents



DIRECTIONS

From the A683 take the third road on the right for Barbon just before the bridge and continue up this road past Barbon Beck, Glendale can be found on the left on the turning onto High Road for Middleton. Parking can be found just a little further up on the right by the grass verges.

/// what3words reference: mimics.buyers.reclined



TENURE AND RENTAL

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