Beckside, Nateby, Kirkby Stephen, CA17 4JR

Rent: £625 pcm

PFK

Beckside

Nateby, Kirkby Stephen

Nestled within a peaceful village location, this well-presented one-bedroom mid-terrace property offers comfortable and low-maintenance living - perfect for a single occupant or couple seeking a charming home with convenient amenities.

The property is entered via a part-glazed front door that opens directly into the **open-plan living, dining and kitchen area**. This bright and versatile space features a picture rail, a useful understairs storage cupboard, TV and telephone points, and a night storage heater. Windows to both sides allow natural light to enhance the welcoming atmosphere.

The **kitchen area** is fitted with wall and base units topped with wood-effect work surfaces, incorporating a stainless steel sink with mixer tap and tiled splashbacks. An integrated electric oven with hob and extractor fan are included, and a part-glazed door provides access to the rear of the property.

To the first floor, the **bedroom** enjoys an attractive vaulted ceiling that opens to the apex, creating a spacious and airy feel. A large shelved airing cupboard offers excellent storage, and additional features include TV and telephone points, a night storage heater, and a front-aspect window. The **bathroom** is fitted with a three-piece suite comprising a bath with mains shower over and shower screen, wash hand basin, and WC. Other features include part-tiled walls, a wall-mounted heater, shaver point with light, extractor fan, and a Velux window bringing in natural daylight.

Externally, the property benefits from a flagged area at the front providing off-road parking along with a wooden storage shed. To the rear, a terraced patio area offers space for outdoor seating, with steps leading up to a shared lawned garden.

Beckside

Nateby, Kirkby Stephen

Beckside is located in the popular village of Nateby and within the YDNP, just a short drive or walk from the the market town of Kirkby Stephen. Kirkby Stephen provides a good range of everyday facilities including a supermarket, hotels and public houses, primary and secondary schools, sports clubs, medical centre and churches. There is good access to the M6 at Tebay, Junction 38, about 12 miles and 4 miles to Brough/A66. Carlisle, Penrith and Kendal are within commuting distance and there is also a station at Kirkby Stephen on the historic Settle-Carlisle railway line.

- Charming 1 bed terraced cottage
- Desirable Village Location
- Well-proportioned accommodation
- Attractive rear terraced garden
- Off-road parking
- Tenure - Freehold (TBC)
- Council Tax Band - A
- EPC Rating - C

Directions

What3Words - ///rejoin.point.frightens From Kirkby Stephen, head southwards to the traffic lights and turn left for Nateby, about 2 miles. Take the first left hand turning in the village, follow the road to the end and the property lies on the left hand side.

ACCOMMODATION

GROUND FLOOR

Living Room
15' 11" x 13' 9" (4.85m x 4.20m)

Kitchen / Dining Area
13' 2" x 8' 0" (4.01m x 2.44m)

FIRST FLOOR

Bedroom
13' 11" x 10' 10" (4.23m x 3.30m)

Bathroom

EXTERNAL

Rear Garden - Terraced rear garden.

Off street - 1 Parking Space

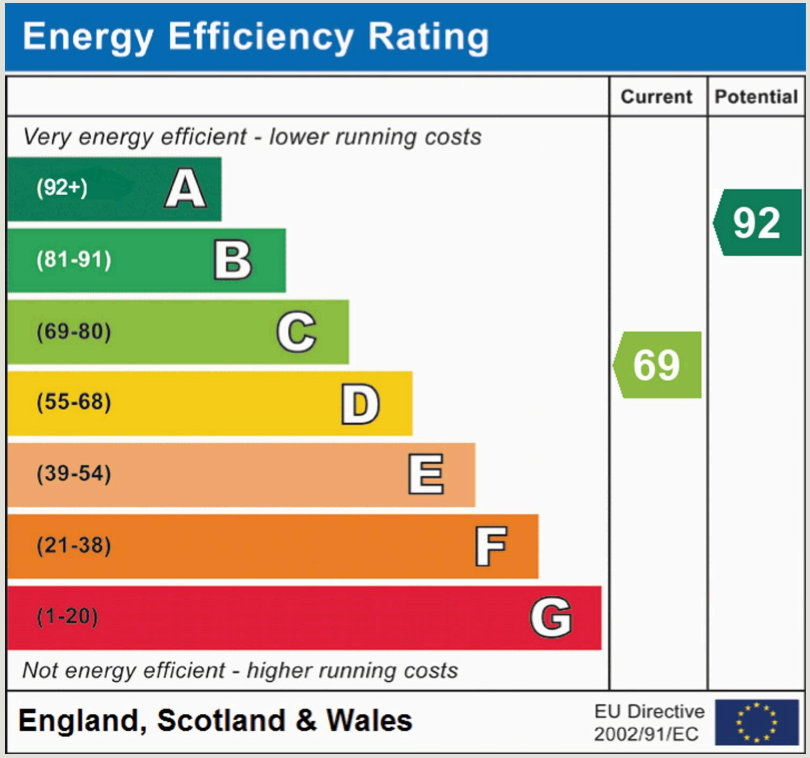
ADDITIONAL INFORMATION

Services
Mains electricity, water and drainage. Electric heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order

Referral & 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

Management, Terms & Conditions
Management: this property is not managed by PFK. Terms: Rental: £600PCM 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.

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.


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

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