



DUCHY of LANCASTER

**davis &
bowring**

estate agents



2 WHARF COTTAGE

£960PCM

Salwick, PR4 0ZH

Being part of the Duchy of Lancaster Estate, this lovely four bedroom property has recently undergone a full refurbishment with new kitchen and bathroom. Located in a semi rural location with canal walks from the door, the property is conveniently located close to road and rail networks.

Externally, there is a small front yard with store, rear and side lawn gardens with driveway parking for two cars.

In line with the Duke Of Lancaster Housing Trust criteria, the property is offered to applicants with a local connection and available unfurnished on an initial twelve month Assured Periodic Tenancy. Long term tenants are sought.

Mains electricity, water and drainage. Oil fired central heating. Broadband connected. Double glazing throughout. Council tax band C. EPC rated D.

- Spacious modern dining kitchen with flag floors and bi folding doors to garden (6.8m max x 6.4m max) with wall units, fridge freezer, single oven and hob, washing machine and dishwasher. Useful cloaks cupboard/pantry.
- Sitting room (4.1m x 3.9m) with woodburning stove, under stairs cupboard and rear porch off
- Double bedroom 1 (3.8m x 3.4m) open to the apex with velux and dual aspect
- Double bedroom 2 (3.7m x 2.8m) with built in wardrobes
- Double bedroom 3 (3.4m max x 2.8m max) open to the apex with velux and dual aspect
- Single bedroom 4 (2.6m x 2m)
- Modern house bathroom comprising bath with over shower, washbasin and WC

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

015242 74445
lettings@davis-bowring.co.uk
www.davis-bowring.co.uk

davis &
bowring

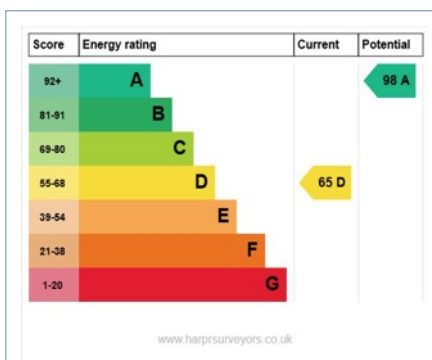
estate agents



DIRECTIONS

What3words reference [/// diary.split.perky](https://www.what3words.com/diary.split.perky)

Please note that the property is offered at an affordable rent and applicants will need to meet the trusts criteria. Please speak to the agents for further information.



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.