

## OLD SCHOOL HALL

£2,200PCM

Whittington LA6 2NY

A beautifully renovated Grade II listed former school hall now offering a wonderful home to suit a couple or professional.

Finished to a high specification whilst retaining all of the buildings charm and character features such as beams and mullion windows. The accommodation comprises spacious open plan dining room through to a bright and spacious kitchen with breakfast island. Sitting room with woodburner, ground floor cloakroom and utility. To the first floor are three double bedrooms, two with en-suite shower rooms and one house bathroom. Lawn area to the front and enclosed lawned garden to the rear with a flagged seating terrace, and with garden maintenance (along with other charges) being included in the rent you can just sit, admire and enjoy! Designated parking for three cars and small shed.

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.





## OLD SCHOOL HALL

Whittington, LA6 2NY

### Ground floor

- Sitting room (5.4m x 4.5m) a bright room with oak floors, woodburner and double doors to seating terrace
- Open plan dining area (5.3m x 4.5m) with oak floors and woodburner, steps up to the kitchen (4.4m x 4.3m) modern kitchen units with marble worktops and double ceramic sink. Large breakfast island. Free standing double range oven with hob, integrated microwave and dishwasher. Double fridge freezer with ice and water outlets.
- Utility and cloaks room and separate WC

### First floor

- Double bedroom 1 (5.3m x 4.7m) with built in wooden bench and wardrobe. Open to the apex with beautiful detail beams and mullion window
- En-suite shower room with walk in shower, washbasin and WC
- Double bedroom 2 (3.7m x 3.6m) with built in wardrobe and open to the apex
- House bathroom (2.5m x 2.3m) with roll top bath, shower, washbasin and WC
- Double bedroom 3 (4.5m max x 4.4m) with built in bed, bench, wardrobe and drawers
- En-suite shower room with shower, small washbasin and WC

### Outside

Enclosed lawn garden with borders and seating area, small shed. 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. Old School Hall is yet to be banded for Council tax. EPC rated C.

**Please note: The cost of electricity, B4RN hyperfast broadband and maintenance of the gardens and lawns are included in the rental figure. The property is available either part, full or unfurnished.**



## Useful information

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### TENURE AND RENTAL

The property is offered either part, full or unfurnished on an Assured Shorthold Tenancy for an initial 12 month term although 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: ///deep.wage.turmtable*

### VIEWINGS

Please call the office to arrange a viewing.

Lane House, Kendal Road 015242 74445  
 Kirkby Lonsdale lettings@davis-bowring.co.uk  
 Carnforth  
 Lancashire LA6 2HH www.davis-bowring.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(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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