



CARNOOK

£1,600PCM

Borwick LA6 1AJ

A newly converted mid terrace barn conversion finished to a high standard whilst retaining character and original features. Located on a former farmstead and on the edge of the popular village of Borwick, being conveniently located for easy access to M6 J35 and the A6 for travel to Kendal and Lancaster. Neighbouring property Halt End Barn, a two bedroom property is also available.

Easy to maintain enclosed rear garden, terrace and small boarder to the front and parking for two cars.

Offered unfurnished on an Assured Periodic Tenancy Agreement, long term tenants are sought.

Mains electric and water. Private drainage to a septic tank. Air source central heating with under floor heating to the ground floor and bathrooms. B4RN Hyperfast Broadband connected. EPC rated C. Carnook is yet to be banded for Council Tax.

- Double height glazed entrance hall with separate WC and boiler cupboard
- Open plan living kitchen with modern kitchen with quartz worktops, integral dishwasher, washing machine, fridge freezer and double oven. Breakfast island with hob and integral extractor. Dining area dimensions are (4m x 3.4m) and sitting area (3.5m x 3m). Door to rear garden.
- Bedroom 1 (3.1m x 3m) with en-suite shower room
- Bedroom 2 (3.3m x 2.4m), Bedroom 3 (2.1m x 2m)
- House shower room

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DIRECTIONS

What3words reference **/// permit.closets.systems**

Please note that due to major renovations the view from Googlemaps has changed since this image was taken.

TENURE AND RENTAL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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