



Kirkby-In-Furness

£850 pcm

The Vicarage
School Road
Kirkby-In-Furness
Cumbria
LA17 7UQ

A substantial Unfurnished 4 bedroom Detached Family House situated in a level position with garage, parking, garden and excellent views to the rear.

Comprising Entrance Hall with Cloakroom off, 3 Reception Rooms, Kitchen and Utility with Shower Room off; First Floor: 4 Bedrooms and Family Bathroom.

- 4 Bedroom Detached Family House
- 3 Reception Rooms - 2 Bath/Shower Rooms
- Unfurnished
- Garage, Parking and Garden
- Children and Pets Permitted
- Gas central heating
- No Smokers, DSS or Sharers
- Energy Rating Band E
- Council Tax Band E
- Available Now

Property Ref: GR243





Lounge

Location: To reach the property from the A590 at Greenodd roundabout take the second exit on to the B5092/A595. Follow the road for approximately 6.5 miles and turn left onto the A595, follow the road for approx. 1.5 miles and as you go past the primary school on your left, The Vicarage is the fourth property on the right hand side.

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Application Forms: Are available from Hackney & Leigh offices. Each application must be accompanied by payment of the application fee and the credit reference fee. In order to be eligible to rent a residential property in the UK, you will be asked to provide evidence of nationality and identity to validate your "Right to Rent" under the Immigration Act 2014. This applies to all adults of 18yrs and over.

Tenants Application & Costs: At the time of applying you will be required to pay an application fee of £120 inc VAT per property and the credit reference fee of £20 inc VAT per person either by cash/cheque or debit card. These fees are non-refundable.

References: All applicants will be required to provide satisfactory references i.e. employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no provision within the

lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit prior to the start of the tenancy, equal to one calendar month's rent plus £100. This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Insurance: It is the Tenants' responsibility to insure their own household contents for the term of the tenancy and to have accidental damage cover in respect of the Landlord's property.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

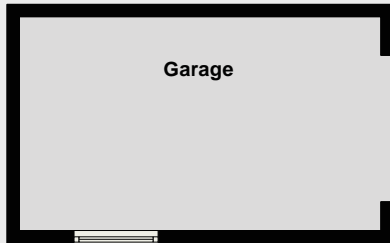
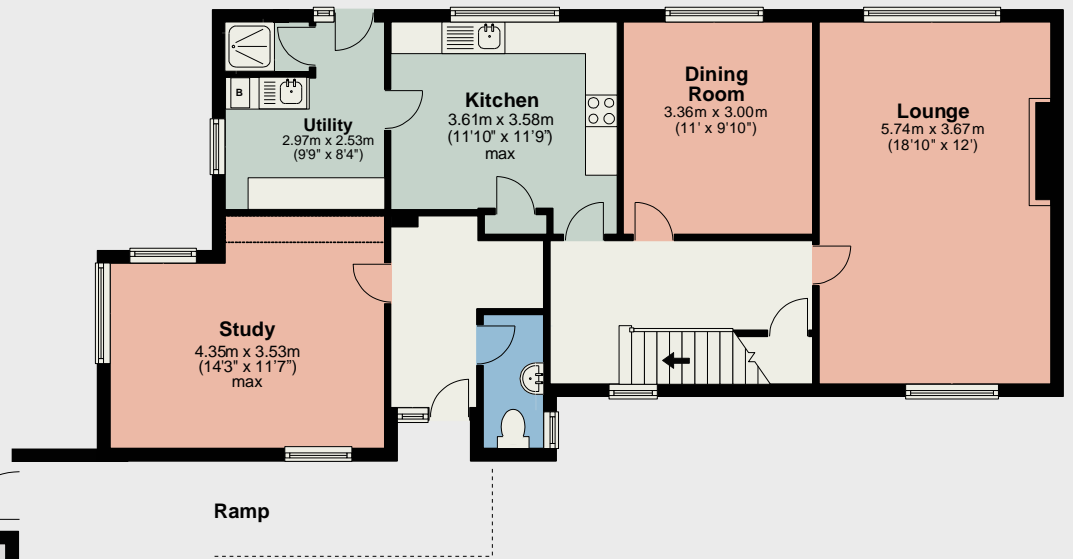
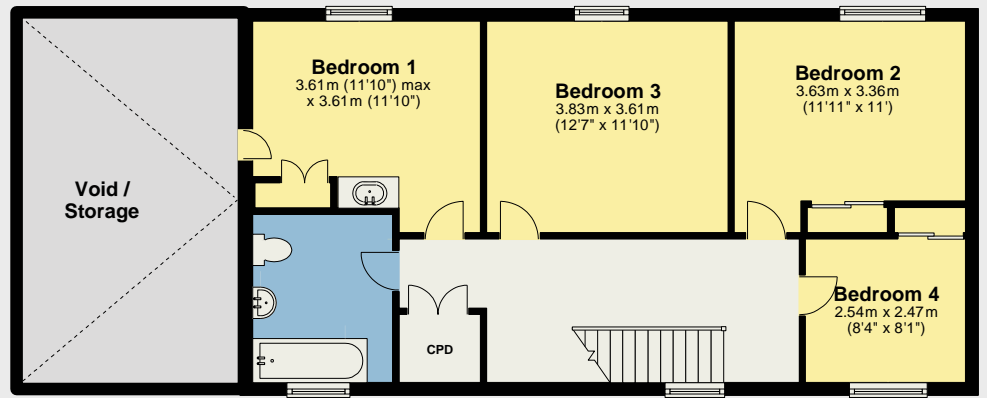
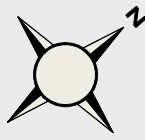
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Kitchen



Bathroom



Total area: approx. 152.3 sq. metres (1639.3 sq. feet)

For illustrative purposes only. Not to scale. GR243

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Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.