

## Crooklands

**£895 pcm**

3 Deer Park Barn  
Crooklands  
Milnthorpe  
LA7 7NP

An opportunity to rent a two bedroom barn conversion set in a countryside location, but a short commute to Kendal & the M6. Comprising; spacious lounge with burner, fitted kitchen & bathroom along with gardens & off road parking. CTB-D. Available End of December.

- Two Bedroom Terraced Barn Conversion
- Countryside Location
- Lounge with Wood Burning Stove
- Modern Fitted Kitchen with Some Appliances
- Garden & Off Road Parking
- Unfurnished
- Not Suitable for Pets
- No Sharers or Smokers
- Council Tax Band D
- Available End of December & Long term

Property Ref: KR0901







## Spacious Lounge

**Description:** An opportunity to rent a two bedroom barn conversion set in a countryside location, but a short commute to Kendal & the M6. Comprising; spacious lounge with burner, fitted kitchen & bathroom along with gardens & off road parking. CTB-D. EPC-D. Available End of December.

**Location:** From Kendal, proceed out of town on the A65 past the Leisure Centre, Asda and Westmorland General Hospital. Continue through Summerlands and on approaching Endmoor, turn right prior to the 30 mph sign. Follow the country lane and take the first left hand fork. Continue to the brow of the hill and Deer Park Barn is on the right hand side. For an alternative route from Crooklands, turn left by the lodge/coach house and continue along the lane. Past Carter House and up to the brow of the hill. Take the second left entrance into Deer Park Barn.

**Furnishings:** This property is offered unfurnished. Fridge and freezer included on no repair or replacement basis.

**Services:** Mains Electric, Water (Unmetered) and Shared Septic Tank. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Kendal Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will directly managed by Hackney & Leigh.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references

eg: 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 an initial period of 6 months. There is no automatic 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, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Pets:** Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be refundable 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 possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

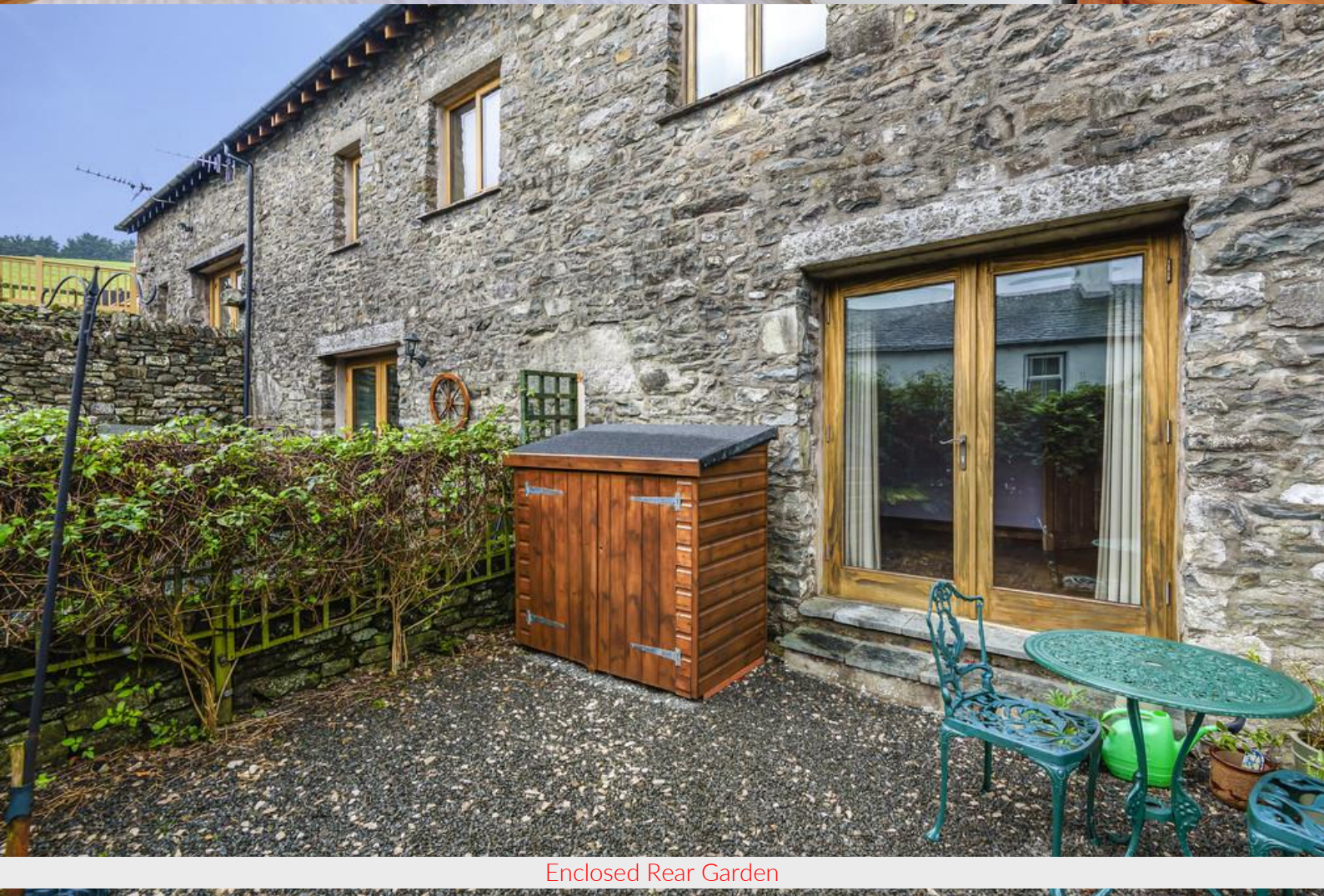
**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

For a Viewing Call 01539 792035





Kitchen



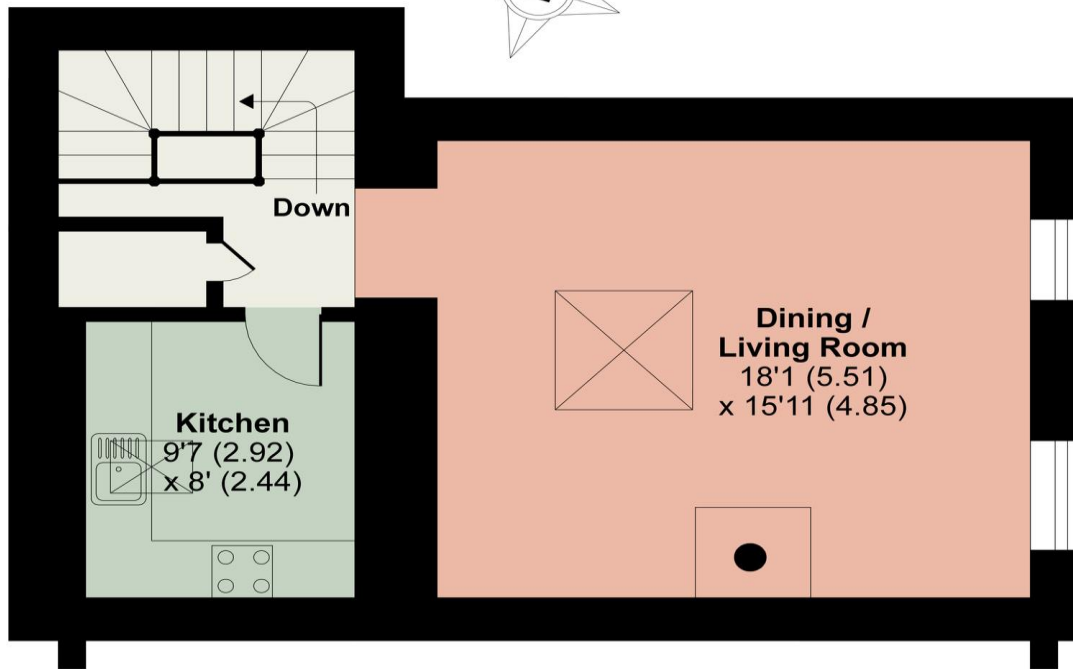
Enclosed Rear Garden



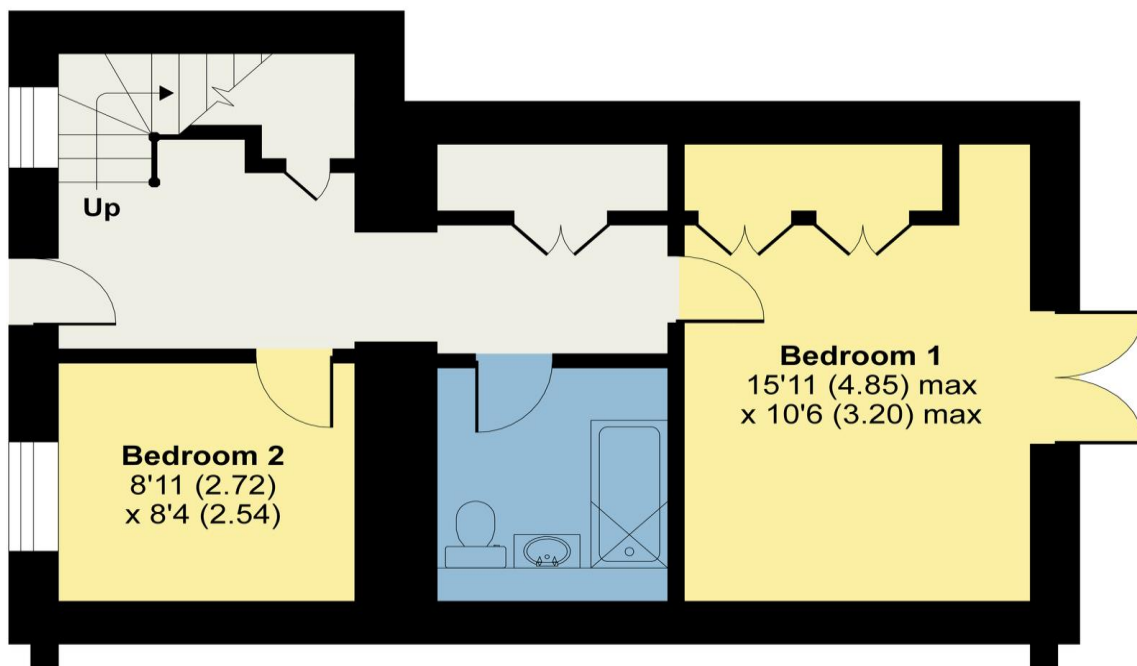
# Deer Park Barn, Crooklands, Milnthorpe, LA7

Approximate Area = 993 sq ft / 92.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 783697

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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.