



Ingleton

£1,500 pcm

River View
14 Mill Lane
Ingleton
Carnforth
LA6 3GJ

A unique opportunity to rent a three double bedroom character property with views of the River in the popular village of Ingleton. With spacious lounge, kitchen dining, master en-suite & double garage/or games room.

- Luxury Detached Character Property
- Great Location with River Views
- Three Double Bedrooms with Master Ensuite
- Lounge with Wood Burning Stove
- Furnishing Optional with Additional Negotiated Rent
- Children Considered
- Pets at Landlords Discretion
- No Sharers or Smokers
- Council Tax Band - D
- Available Mid April and Long Term

Property Ref: KLR3036





Lounge with Wood Burner

Location: Leave Kirkby Lonsdale on the A65 travelling towards Ingleton. Enter the village by crossing the bridge then take the first left onto Main Street. Shortly after passing under a bridge bear left, then left again, and River View is approx 150 yards on the right.

Services: Mains Electric, Gas, Water & Drainage

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

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, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

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 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.

Pets: Higher rent may be payable where pets are permitted at the Landlords' discretion. 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.

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 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 and Dining Room



Views of the River

Mill Lane, Ingleton, Carnforth, LA6

Approximate Area = 1372 sq ft / 127.5 sq m (excludes void)

Limited Use Area(s) = 67 sq ft / 6.2 sq m

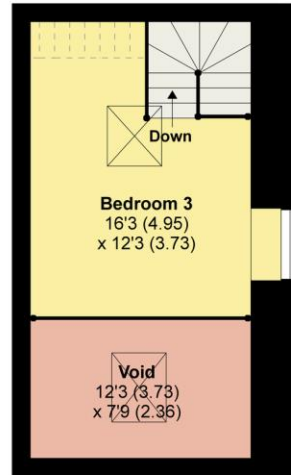
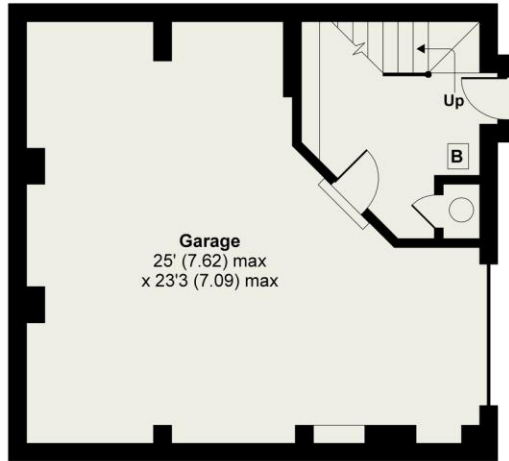
Garage = 585 sq ft / 54.3 sq m

Total = 2024 sq ft / 188 sq m

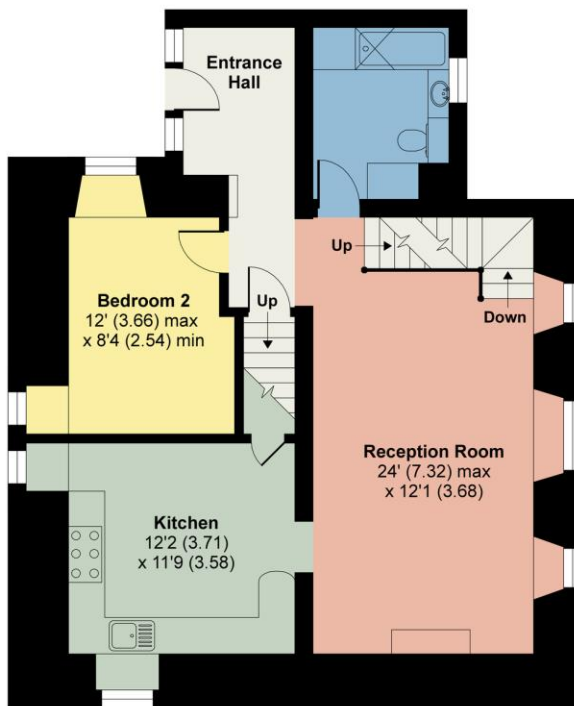
For identification only - Not to scale



Denotes restricted head height



MEZZANINE



GROUND FLOOR



FIRST FLOOR 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 783828

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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.