



Grange-Over-

£1000 pcm

Kirkstone

51 Grange Fell Road

Grange-Over-Sands

Cumbria

LA11 6AN

A well presented Unfurnished 3-4 bedroom Semi-Detached House with parking, garden and views over the town towards Morecambe Bay.

The spacious accommodation is over 3 floors and comprises Entrance Vestibule & Hallway, Lounge, Dining Room, Kitchen, 3/4 Bedrooms (1 En-Suite), Bathroom and useful Store Room.

- 3-4 Bedroom Semi Detached House
- 2 Reception Rooms, 2 Bath/Shower Rooms
- Unfurnished
- 1 off road parking space - Garden to rear
- Children permitted
- No smokers, Pets or Sharers
- Energy Rating Band E
- Council Tax Band D
- Available Late June

Property Ref: GR173

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E 



Lounge

Location: To reach the property, proceed from our office up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road and proceed up the hill, for approximately ½ a mile. Go past Grange Fell Church and take the second left into a short cul-de-sac. Kirkstone, is shortly on the right.

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

Viewings: Strictly by appointment with Hackney & Leigh Grange 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 a minimum 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.

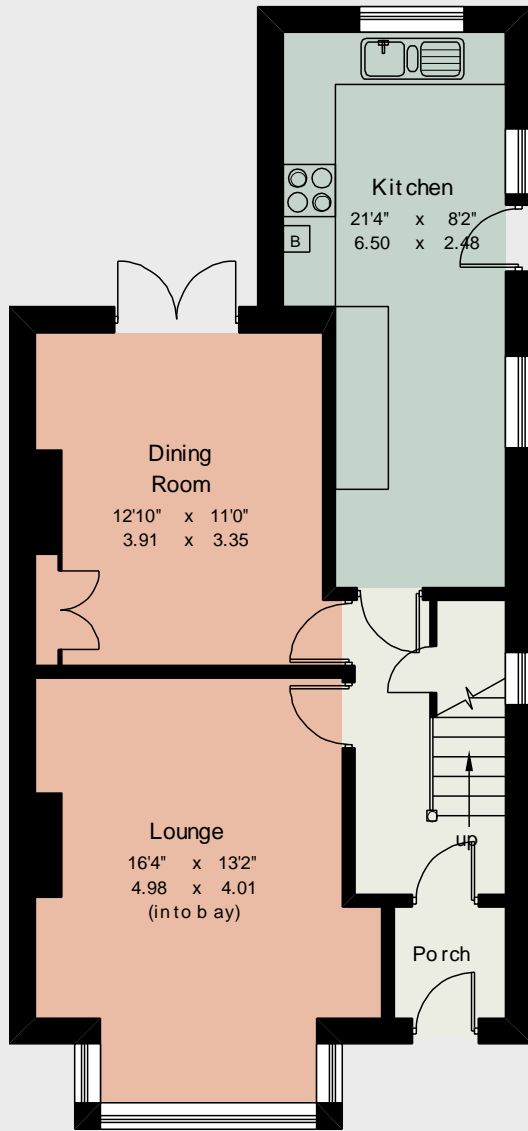
Insurance: It is the Tenants' responsibility to insure their own



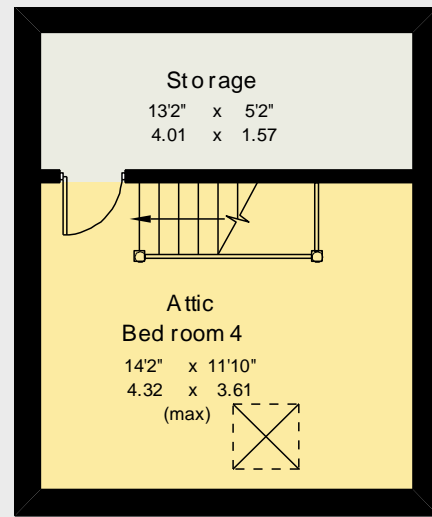
Kitchen



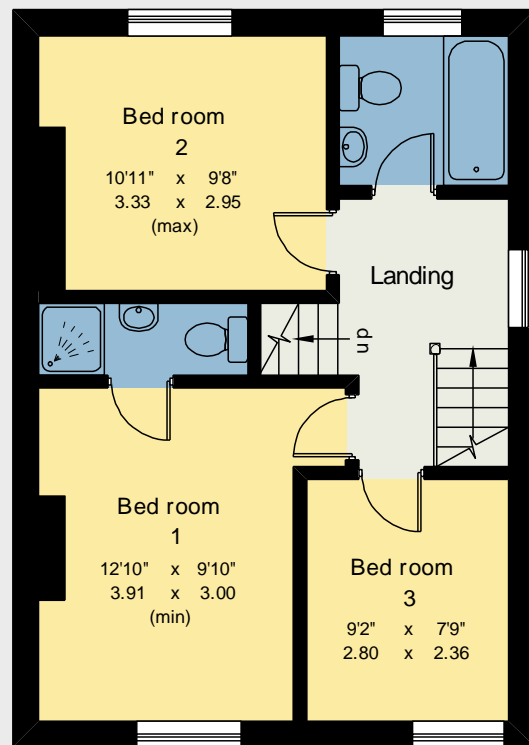
Dining Room



Ground Floor



Second Floor



First Floor

Approx Gross Floor Area = 1318 Sq. Feet
= 122.4 Sq. Metres

For illustrative purposes only. Not to scale.

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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.