



Grasmere

£950 pcm

Glen Dene
Pye Lane
Grasmere
Cumbria
LA22 9RH

A delightful stone built 3 bedroomed semi detached family home with beautiful views on the edge of Grasmere. With a family kitchen, a sitting room with a wood burning stove, a family bathroom plus a separate shower room, lovely gardens, patio area, outside store and off-road parking.

- Delightful 3 bedroomed stone built home
- Sitting room with beautiful views and a wood burner
- Family kitchen, bathroom and a shower room
- Lovely gardens and off road parking
- Outside store
- Children Welcome and Pets Considered
- No Sharers or Smokers
- Council Tax Band - E
- EPC Band E
- Available Now

Property Ref: AMR1015





Family Kitchen

Location: Head out of Ambleside on the A591 for Grasmere, passing Rydal Water and Grasmere Lake along the way. Upon reaching the roundabout take the second exit and carry along the road until you reach the Swan Inn Hotel on your right. Turn left onto Swan Lane taking the next right onto Pye Lane. The driveway for Glen Dene can be found a short distance along on the right hand side.

Services: Mains gas, electricity, water and drainage are connected.

Viewings: Strictly by appointment with 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. (Rent up to £435 = one weeks rent. Rent over £435 = £100) payable either by cash or debit/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.

Pets: Higher rent may be payable where pets are permitted at 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:



Sitting Room



Sitting Room



Ground Floor

First Floor

Second Floor

Gross internal square footage = Approx 1001 Sq Ft
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Pye Lane Grasmere - Ref: AMR1015

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.