



11 HOLLOWRAYNE, MAIN STREET, BURTON, CARNFORTH, LA6 1NS

£1,350 pcm

FEATURES

- Detached True Bungalow
- Three Bedrooms - Two With Ensuites
- Modern Family Bathroom
- Modern Breakfast Kitchen
- Two Reception Rooms & Conservatory
- Off Street Parking
- Attached Garage
- Fully Enclosed Rear Garden
- Close To Local Amenities
- Village Location



Garage,
Off Road
Parking



Three bedroom detached bungalow situated in a sought after residential area. Offering two reception rooms, conservatory, two bedrooms with ensuites, family bathroom, off street parking, garage and gardens. Village location with amenities as well as being within close driving distance of both larger shops and the motorway. Sorry No Smokers & Pets Considered.

Entered through a wooden door with opaque glazed inserts.

ENTRANCE HALL

Access to all rooms, double cupboard offering storage, spot lights to ceiling and radiator.

DINING ROOM

13' 3" x 12' 10" (4.04m x 3.91m) widest points

Wooden double glazed box bay to the front, wooden glazed doors giving access to the lounge, ceiling light point with rose, coving to ceiling and radiator.

LOUNGE

13' 0" x 15' 7" (3.96m x 4.75m)

Good sized room with feature fireplace electric style wood burner set to stone hearth, wooden double glazed window to side and sliding double glazed patio doors to rear. Central ceiling light with rose, radiator, wall lights and coving to ceiling.

CONSERVATORY

9' 3" x 11' 4" (2.82m x 3.45m)

PVC wood effect double glazed windows to three sides with patio doors giving access to the garden, set to a low wall and having a polycarbonate roof.

BREAKFAST KITCHEN

10' 6" x 13' 4" (3.2m x 4.06m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with swan necked mixer tap and breakfast area. Tiled splash backs, radiator, spot lights to ceiling, wooden double glazed window to rear and further double glazed window next to a wooden door with glazed inserts. Integrated eye level oven and hob with cooker hood over, space for under counter fridge/freezer and plumbing and space for washing.

BATHROOM

5' 6" x 7' 9" (1.68m x 2.36m)

Three piece suite comprising of panelled bath, vanity unit with cupboards housing wash hand basin with mixer tap and concealed, dual flush WC. Fully tiled to walls and floor, opaque wooden double glazed window to front, spot lights to ceiling, radiator and extractor.

MASTER BEDROOM

14' 0" x 11' 3" (4.27m x 3.43m)

Double room with fitted furniture including wardrobes offering ample hanging space, cupboards over the bed plus chest of drawers, bedside tables and further drawer unit. Spot lights to ceiling, radiator and wooden double glazed window to rear. Door to:

ENSUITE

8' 3" x 4' 5" (2.51m x 1.35m)

Fitted with a three piece suite comprising of double shower and vanity unit housing wash hand basin and concealed cistern, dual flush WC. Wooden opaque glazed window to rear, tiled walls, tiled flooring, spot lights to ceiling, extractor and radiator.

BEDROOM

9' 9" x 10' 0" (2.97m x 3.05m)

Further double room with fitted bank of wardrobes, wooden double glazed window to front, spot lights to ceiling and radiator. Access to a further ensuite.

ENSUITE

5' 11" x 5' 0" (1.8m x 1.52m)

Fitted with a modern three piece suite comprising of corner shower with mixer shower featuring a rain head shower attachment, low level, dual flush WC and pedestal wash hand basin with mixer tap. Tiled to walls, tiled flooring, radiator, spot lights to ceiling and wooden double glazed window to side.

BEDROOM

13' 10" x 7' 7" (4.22m x 2.31m)

Good sized single room with ceiling light point, radiator and wooden double glazed window to side.

EXTERIOR

To the front of the property are raised beds with well established plants and shrubs, stone steps lead from the road to the front door with outside light and access to both sides of the house.

The side garden is along the side of the road accessed by a gravel area with steps, fully planted with some evergreen shrubs, plants and a small box style hedge, wall and running parallel to the road. Parking in front of the attached garage and wooden gate leading to the rear garden. Planted to create year round interest with flowering shrubs, flower beds and clipped evergreens the rear has a central lawned area with patio and steps lead to the conservatory and rear door. Shed as well as access to the front through a further gate.

APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at <https://www.gov.uk/government/publications/how-to-rent>

HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent may be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to JH Homes (Cumbria) Limited. Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date. If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to JH Homes (Cumbria) Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies JH Homes (Cumbria) Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change. In which case, the Holding Deposit will be forfeit, and retained by JH Homes (Cumbria) Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) Limited as a Holding Deposit will be used towards payment of the Security Deposit. The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expenses.

RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter. Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period and the tenant will be responsible for payment of the rent for the whole of the fixed term. The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to JH Homes (Cumbria) Limited. These include:

- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.
- In exceptional circumstances (such as an emergency) JH Homes (Cumbria) Limited may charge £15 per hour for time in dealing with the problem.
- Surrender of the tenancy mid-term – payment will cover the landlord's expenses in reletting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

HOW IS INTEREST CALCULATED ON RENT ARREARS

Interest will be charged on the total amount outstanding, on a daily basis.

£500 in arrears are outstanding for 30 days.

The current Bank of England base rate is 3.75%

Interest rate applied: 3% + 3.75% = 6.75%

£500 x 0.0675 = £33.75

£33.75 ÷ 365 = £0.092

9.2p x 30 days outstanding = £2.76



Ground Floor
Approx. 123.5 sq. metres (1329.7 sq. feet)



Total area: approx. 123.5 sq. metres (1329.7 sq. feet)

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: F

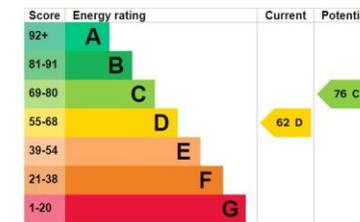
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include, gas, water, drainage and electric.

PLEASE NOTE: The property is owned by a relative of an employee of JH Homes (Cumbria) LTD.

DIRECTIONS:

From junction 36 of the M6 proceed towards Burton in Kendal, upon entering the village you will pass the church on the right hand side before coming to a turning on your right signposted Hollowayne. Turn right and the property is situated the first on the right hand side. The property can be found by using the following "What Three Words"
<https://what3words.com/scrubbing.mimes.shadows>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.