



Kirkby Lonsdale

£1,500 pcm

Beech Meadow
5 The Meadows
Kirkby Lonsdale
Carnforth
LA6 2GY

A very well presented modern property enjoying views to the surrounding countryside. Offered furnished the spacious accommodation comprises; open plan living area with dining kitchen and balcony, three bedrooms and three bath/shower rooms. Private patio and designated parking.

- Modern Three Bedroom House
- Open Plan Living Area with Balcony
- Three Bath Shower Rooms
- Private Patio, Designated Parking
- Furnished to a High Standard
- Popular Development on the Outskirts of Kirkby Lonsdale
- A Short Distance to Local Amenities
- No Smokers or Sharers, Not Suitable For Pets
- Council Tax Band - D
- Available June

Property Ref: KLR3097





Open Plan Living Room

Location: From Kirkby Lonsdale take the A65 towards Ingleton, turning right into the Whoop Hall. Bear left and go through the entrance to The Meadows and follow the driveway down into the parking area.

Services: Mains electricity, gas and water (metered). Private drainage. B4RN Internet Available at additional cost.

Ongoing Tenancy Management: The property will be managed by Hackney & Leigh following the start of the tenancy.

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-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.

Pets: Pets not permitted due to lease.

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>



Open Plan Living Room



Views



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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.