

## Silverdale

**£1100 pcm**

Bradshaw Cottage  
2 Wallings Lane  
Silverdale  
Carnforth  
Lancs.  
LA5 0SA

A well positioned cottage with architect designed studio. This extended cottage comprises; living room, dining kitchen, two bedrooms & bathroom, secure gated driveway to garage, private gardens and countryside/bay views.

- A Two Bedroom Cottage with Detached Studio
- The Studio Cannot Be Used To Run A Business From Or Be Used For Business Purposes
- Two Double Bedrooms & Bathroom
- Office Area and Shower Room In Studio
- Large Garden, Garage and Electric Gated Driveway
- Unfurnished
- Pets Considered At Landlords Discretion
- No Sharers Or Smokers
- Council Tax Band D
- Available Now & Long Term

Property Ref: CR1103







### Lounge

**Location:** From the Hackney & Leigh office in Carnforth, turn right and follow the road out through Millhead. On entering Warton turn left onto Sand Lane and follow the road for approximately 1.5 miles until you reach a T junction. Turn left onto Stankelt Road and follow the road through the village where it becomes Emesgate Lane. After ½ a mile turn left onto Cove Road, and then take the third right onto Wallings Lane. Bradshaw Cottage can be found on your right

**Services:** Mains Electric, Water & Drainage via Septic Tank

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

**Ongoing Tenancy Management:** The property will be managed by the Landlord following the commencement of the tenancy.

**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](http://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>





Design Studio



Design Studio and Garage



Approx Gross Floor Area = 1533 Sq. Feet  
= 142 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.