



Kirkby Lonsdale

£995 pcm

16 Mitchelgate
Kirkby Lonsdale
Carnforth
LA6 2BE

A quintessential Grade II Listed cottage set within the centre of Kirkby Lonsdale, in a great position for local amenities. Offered fully furnished the property comprises of kitchen/living room, two double bedrooms and bathroom.

- Grade II Listed Cottage
- Two Bedrooms & One Bathroom
- Central Location in the Popular Market Town Of Kirkby Lonsdale
- Open Plan Living Area
- Modern Fitted Bathroom
- Offered Fully Furnished
- Not Suitable for Pets
- No Smokers
- Council Tax Band B
- Available January 2025

Property Ref: KLR3125

2 

1 

1 

E 



Open Plan Living

Location: From Market Square, walk up New Road, pass the Post Office and Institute and turn right onto Bective Road. At the end turn right onto Mitchelgate and No. 16 is part way down on the right.

Furnishings: The property is offered furnished including - Sofa with pillows, armchair with pillows, 2x mirror, wooden side table, lamp, tv stand, pictures, curtains, blinds, table & chairs, clock, all beds with mattresses, 4x wooden bedside tables, wardrobe, 2x bedroom chairs, vanity unit with stool & mirror, integrated fridge/freezer.

Services: Mains Electric, Water (Unmetered) and Drainage.

Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Kirkby Lonsdale Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will directly managed by the landlord.

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, 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: Pets are unable to be accepted at this property. 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 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>

For a Viewing Call 01539 792035



Kitchen Area

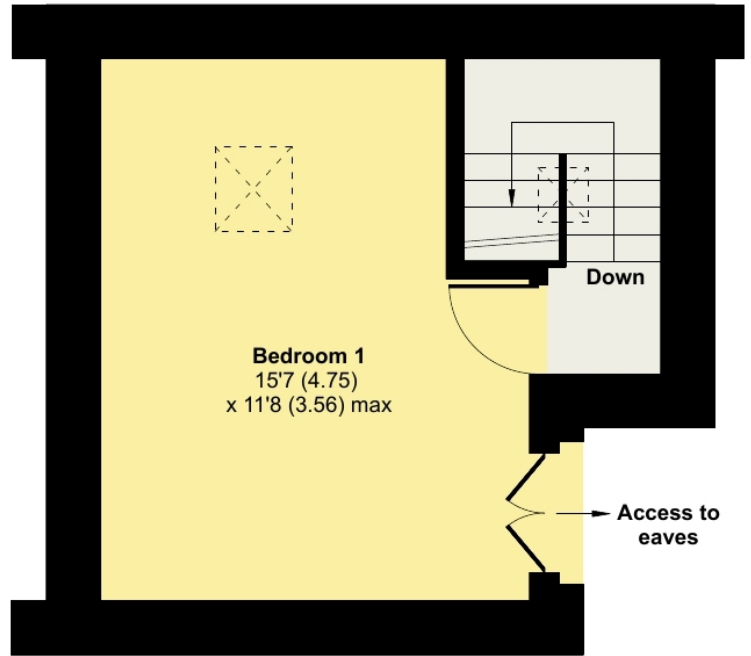


Bedroom Two

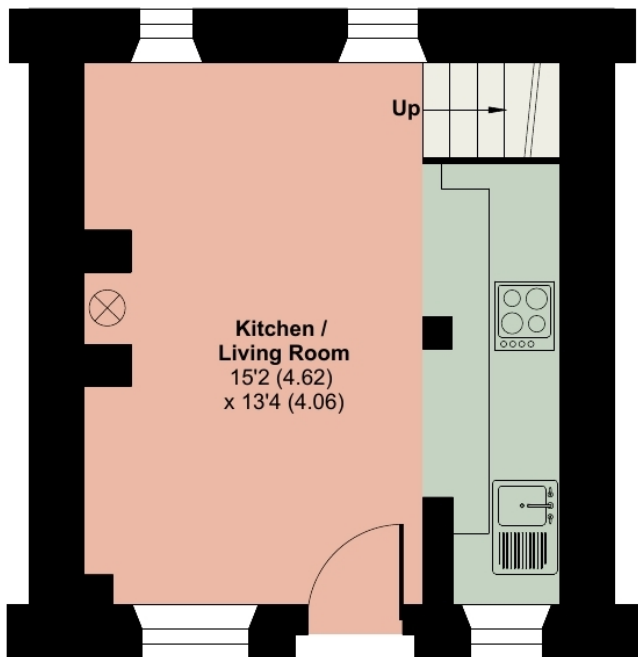
Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 654 sq ft / 60.7 sq m

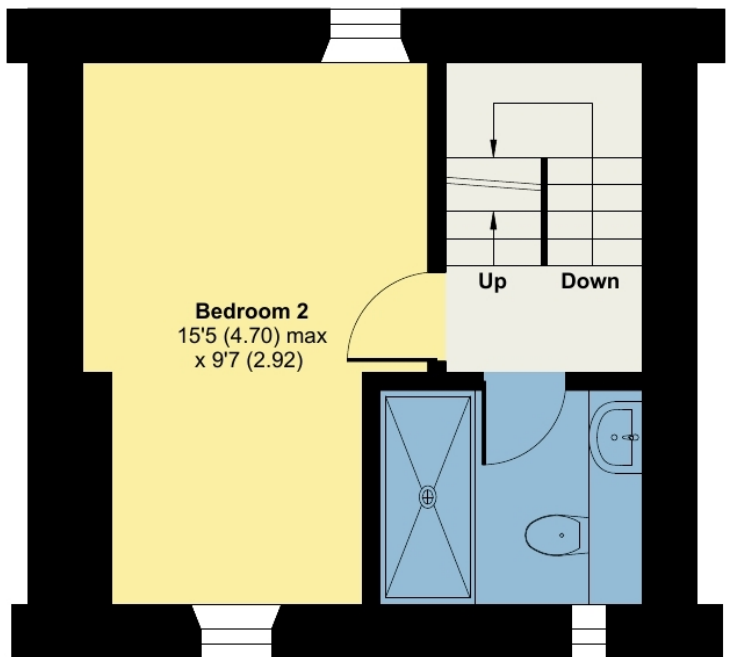
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

16 Mitchelgate Kirkby Lonsdale - Ref: KLR3125



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1161187

Pl
ge
st

Contact us to confirm the property's availability, especially if traveling some distance.