



## Hawkshead Hill

£1,195 pcm

1 Old Bark House Cottage  
Hawkshead Hill  
Hawkshead  
Cumbria  
LA22 0PW

A two bedroomed semi detached stone built home, peacefully located in beautiful surroundings near the popular Lakes village of Hawkshead. Comprising; sitting room, kitchen with separate utility, bathroom and additional ensuite, garden and off road parking.

- Stone Built Cottage in Peaceful Surroundings
- Two Bedrooms and Sitting Room with Feature Burner
- Kitchen, Bathroom and Additional En Suite
- Garden and Off Road Parking
- Close to Popular Hawkshead Village
- Unfurnished
- Pets at Landlords Discretion
- Local Connection Condition please enquire for further details
- Council Tax Band - E
- Available Soon & Long Term

Property Ref: AMR1099

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## Sitting Room

**Location:** Leave Ambleside on the A593 heading towards Coniston, turning left over the River Brathay onto the B5286 signposted for Hawkshead. After approximately 3.5 miles take the turning on the right signposted Hawkshead Hill and Coniston. Proceed up the hill for approximately 3/4 of a mile, taking the first right turning after passing the Baptist Chapel, signposted Tarn Hows, and the property can be found immediately on the left.

**What3Words:** ///flexibly.shams.obliging

**Local Connection Condition:** The property is subject to a Local Connection Clause whereby the applicant must have been working a minimum 16 hours a week for 9 months within the Locality or living in the Locality for a minimum of 3 continuous years immediately preceding occupation.

Locality is defined as the Parishes of Blawith & Subberthwaite; Broughton West; Claife, Colton; Coniston; Dunnerdale with Seathwaite; Hawkshead; Haverthwaite; Lowick; Satherthwaite; Torver; and those parts of the Parishes of Egton with Newland; and Kikrby Ireleth which are within the National Park.

**Furnishings:** This property is offered unfurnished. Integrated dishwasher, fridge and separate integrated freezer included as LL responsibility.

**Services:** Mains Electric, Gas, Water (Unmetered) and Private Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

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

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be directly managed by 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 (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>

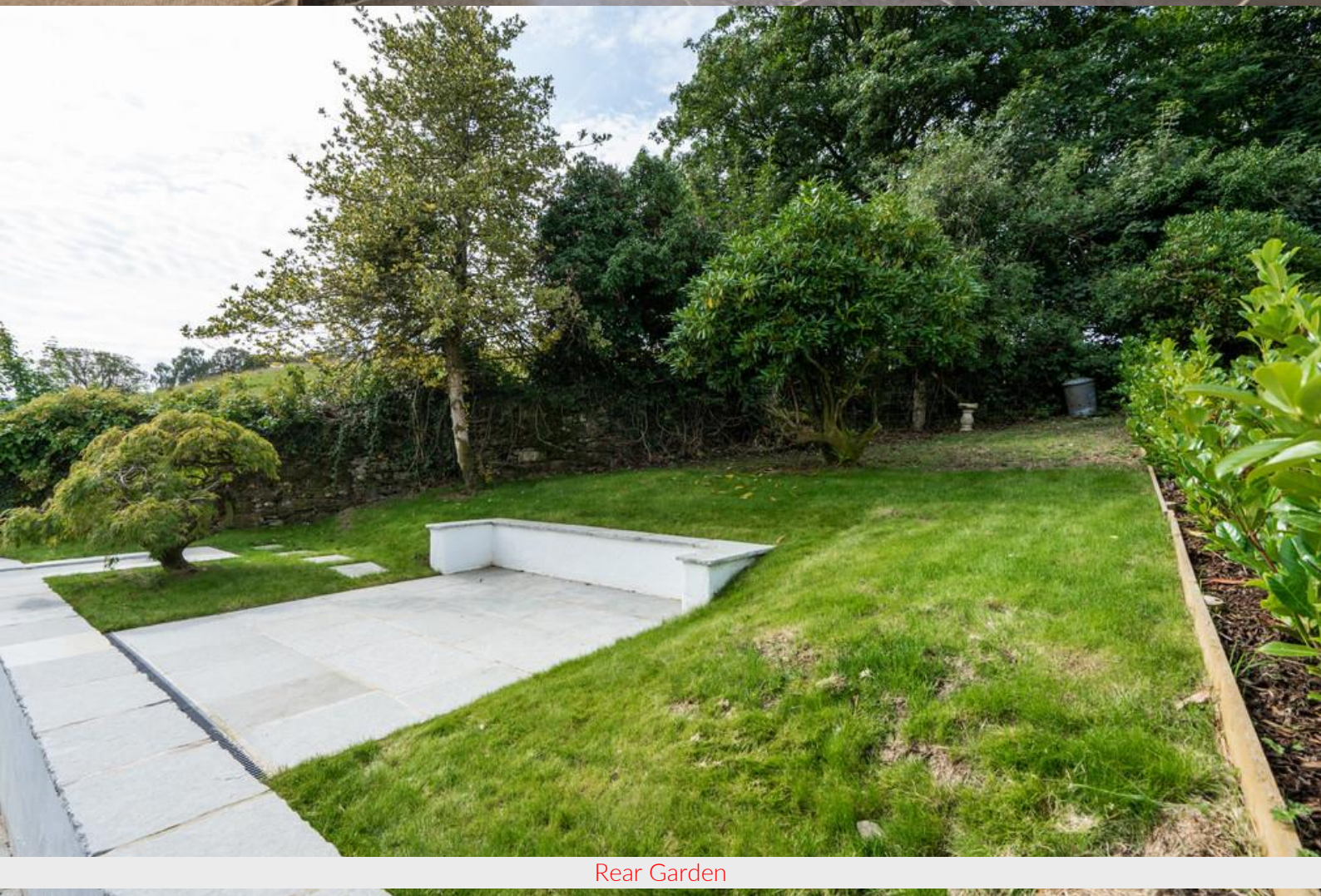
**Note:** Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing.

For a Viewing Call 015394 33653

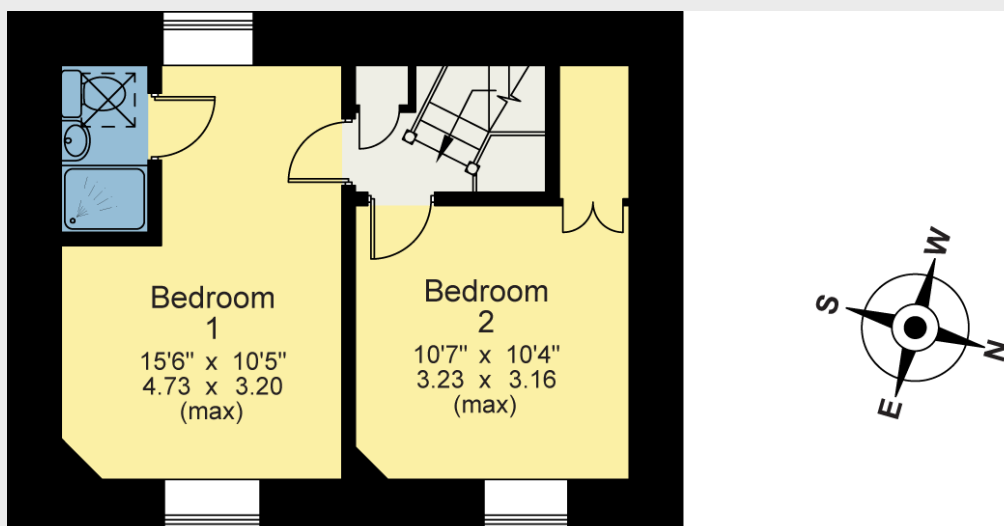




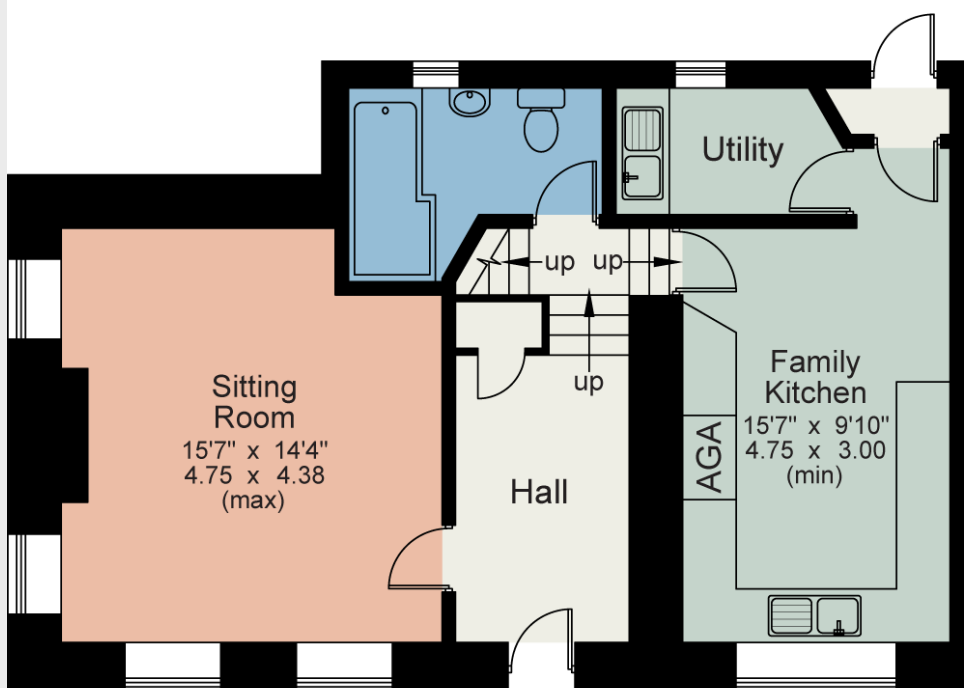
Family Kitchen



Rear Garden



First Floor



Ground Floor

Approx Gross Floor Area = 962 Sq. Feet  
= 89.3 Sq. Metres

For illustrative purposes only. Not to scale.

Hawkshead Hill - Ref: AMR1099

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.