

34 Main Street, Sedbergh, LA10 5BL



RENT: £495 pcm



Situated in the charming book town of Sedbergh on the edge of the Yorkshire Dales National Park.

Views from the front towards the pub and church, to the rear a courtyard of quaint cottages and up to the fells.

Access from the Main Street is into a large inner hall. The kitchen, bathroom, lounge and first bedroom are located on the first floor with two double bedrooms on the second.

Unfurnished. No Pets.

Available end of October 2019

DIRECTIONS:

On Sedbergh Main Street in between Duo cafe and Capsticks Insurance office.

VIEWINGS: Viewings are strictly by arrangement with the sole agent: Tel: 015396 21000

Cobble Country, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Email: lettings@cobblecountry.co.uk Web: www.cobblecountry.co.uk

TENANT LIABILITIES

The rent is to be paid monthly in advance by standing order. The tenant is liable to pay all the utility bills and local taxes i.e. electricity, gas, oil, water, telephone charges, council tax. The tenant is also responsible for the insurance of their own contents.

DEPOSIT

You are required to pay a deposit for the property of one months rent which will be held by the Deposit Protection Service. This may be used at the end of your tenancy against the cost of repair or replacement of landlord's fixtures and fittings, furniture, decoration or any outstanding rent payments.

TENANCY

The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.


SERVICES

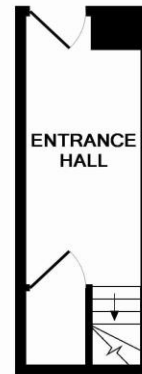
Mains water, drainage, gas and electricity.

COUNCIL TAX BAND

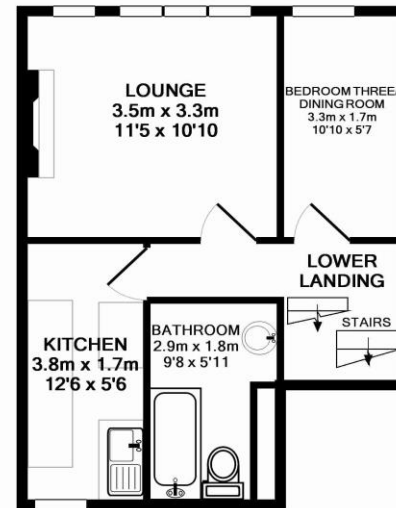
We are advised that the property is currently in B.

Energy Efficiency Rating

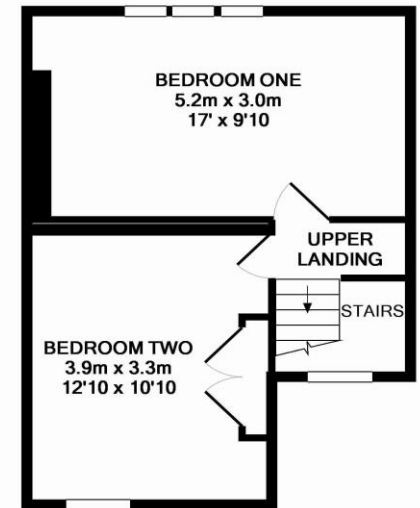
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
APPROX. FLOOR
AREA 8.3 SQ.M.
(89 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 32.4 SQ.M.
(349 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.5 SQ.M. (802 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.