

Flat 2, Highfield House, Sedbergh LA10 5DE



RENT: £450 pcm



Flat 2, Highfield House is a ground floor flat located in Highfield House situated within easy walking distance of Sedbergh Town Centre where there is a range of amenities including shops, post office, pubs and restaurants.

The accommodation briefly comprises of entrance hall leading to modern 3-piece bathroom suite, spacious and light sitting room with large windows and original details, a modern fitted kitchen with integrated single electric oven and hob with extractor hood, double bedroom with built in storage.

Gas central heating.

Externally there is a designated parking space and a visitor's space.

No smoking. No Pets. No children.

DIRECTIONS

Coming into Sedbergh from the M6, follow the road until the Dalesman Pub and take the first left hand turn before the pub. Follow the road up the hill, Highfield House is on the right hand side just after the turning for Bainbridge Road.

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

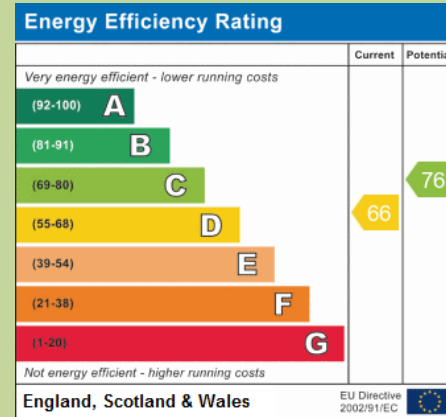
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

SERVICES

Mains gas, electricity, water and drainage.

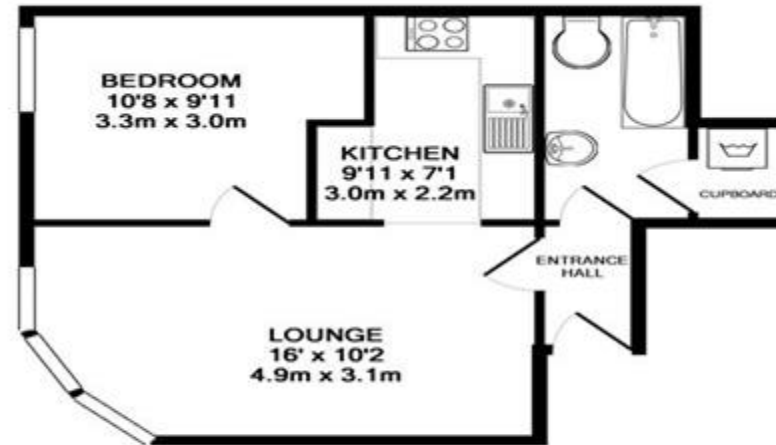
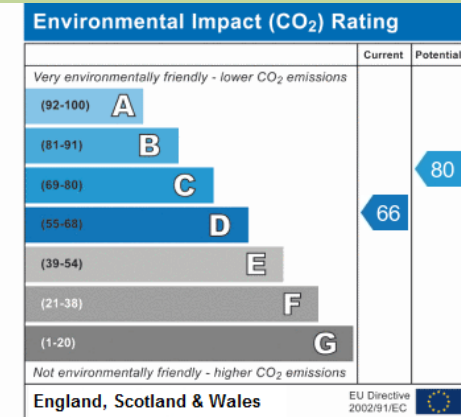
COUNCIL TAX BAND

We are advised that the property is currently in Band A



Address:
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Reference:
Flat 2 Highfield House



TOTAL APPROX. FLOOR AREA 36.6 SQ.M. (394 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.