



The Old Gallery, Kirkby Stephen, Cumbria, CA17 4QE

Cobble Country

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£495 pcm

A tastefully converted art gallery centrally located within the Market Town of Kirkby Stephen.

This is a unique one bedroom property with a spacious feel throughout.

Entrance into the property is via an inner porch. An entrance hall provides access to the cloak room with low level W.C and wash hand basin and also the utility room.

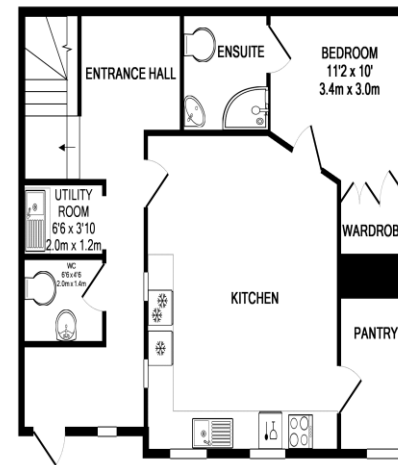
The kitchen is of a good size and is fully fitted with an electric oven and ceramic hob, dish washer, integrated fridge and freezer and plumbing for a washing machine. There is also a separate storage room with shelving.

The bedroom is located on the ground floor, fitted with a built in wardrobe and ensuite shower room, comprising a corner shower unit, wash hand basin and a low level W.C.

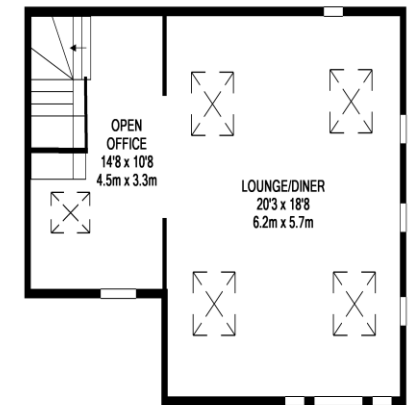
To the first floor is the large bright reception room. This room also has a good area to use an open study and ample space for both a lounge and dining area.

Externally there is private off road parking.

This property would be ideal for a young professional or couple.

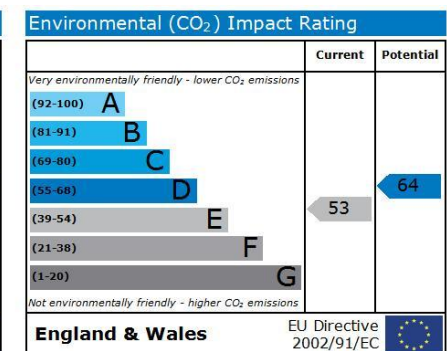
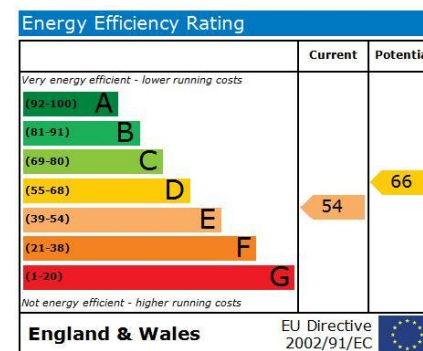


GROUND FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Directions

Entering Kirkby Stephen from the West (M6). Continue into the Town to the traffic lights, turning right onto Nateby Road. The property is then on the right hand side past the Baptist Church, through the archway to the side of Number 12 Nateby Road.

Viewing

By arrangement with Cobble Country .Tel : 015396 21000 .
Or **E-mail** : lettings@cobblecountry.co.uk

SERVICES

Gas central heating. Mains water and drainage and electric.

COUNCIL TAX BAND

We are advised that the property is currently in Band C.

Tenant Liabilities

The tenant is liable to pay all services: electricity, gas, water rates, telephone charges, contents insurance and the council tax.

Application

If you would like to apply for the tenancy of this property you are required to pay a non-refundable administration fee of £120 inc. vat to cover our costs of obtaining references.

Deposit

If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of damage to landlords fixtures, furniture, decoration or any outstanding rent payments. The deposit is equal to one months rent and is payable prior to moving in.

Tenancy

The initial lease will be a 6 month assured shorthold tenancy. The rent, subject to references, is payable monthly in advance by standing order.

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