

52 Woodside Ave,
Sedbergh, LA10 5EY

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992

RENT: £550 pcm



DESCRIPTION

A semi detached 2 bedroomed house.

The ground floor comprises fitted kitchen and lounge with light laminate flooring with a door and window to the rear garden. There is also a freestanding cast iron gas 'Morso Squirrel' gas stove.

To the first floor are the two double bedrooms. Bedroom one benefits from an over stairs storage cupboard. Bedroom two to the rear. There is a boarded loft with lighting via a loft ladder. The bathroom comprises of a three-piece suite in white.

Externally the property benefits from a private drive. The rear garden is a private area, with a range of seating areas, and elevated decking area and shed.

This property is fully double glazed throughout and has gas central heating.

DIRECTIONS

Travelling into Sedbergh from the M6 / Kirkby Lonsdale turn left immediately after the Spar / health centre. This is Woodside Avenue, continue to the top of the hill and number 52 is the last on the right.

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.

APPLICATION

If you would like to apply for the tenancy of this property you are required to pay an administration fee of £120 (£100 plus VAT) to cover our costs of obtaining references and preparing the tenancy agreement. This is not refundable even if your application is declined or if you withdraw your application.

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

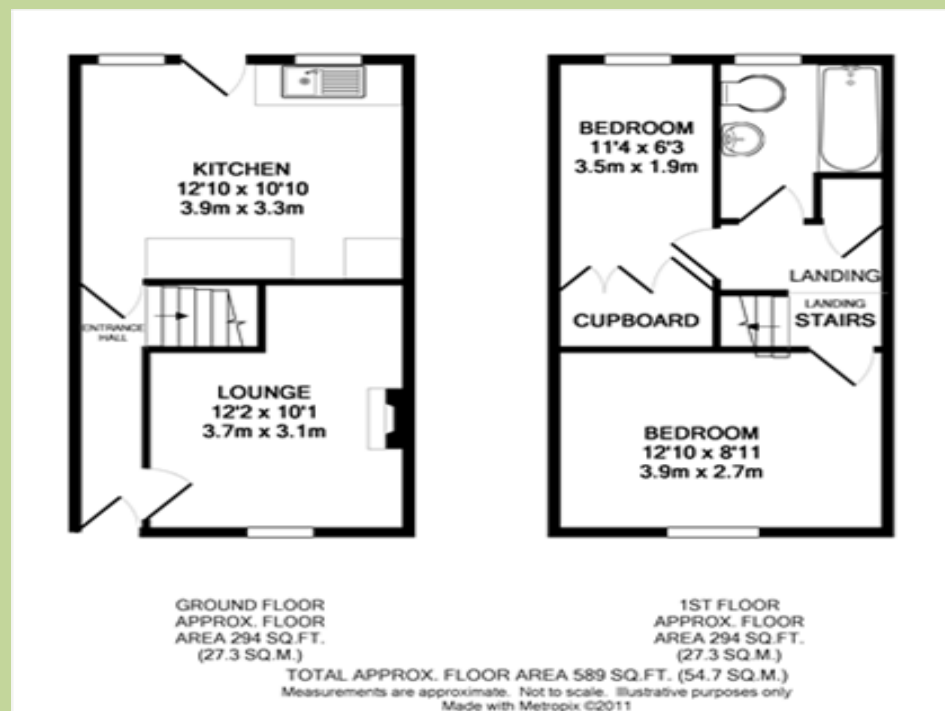
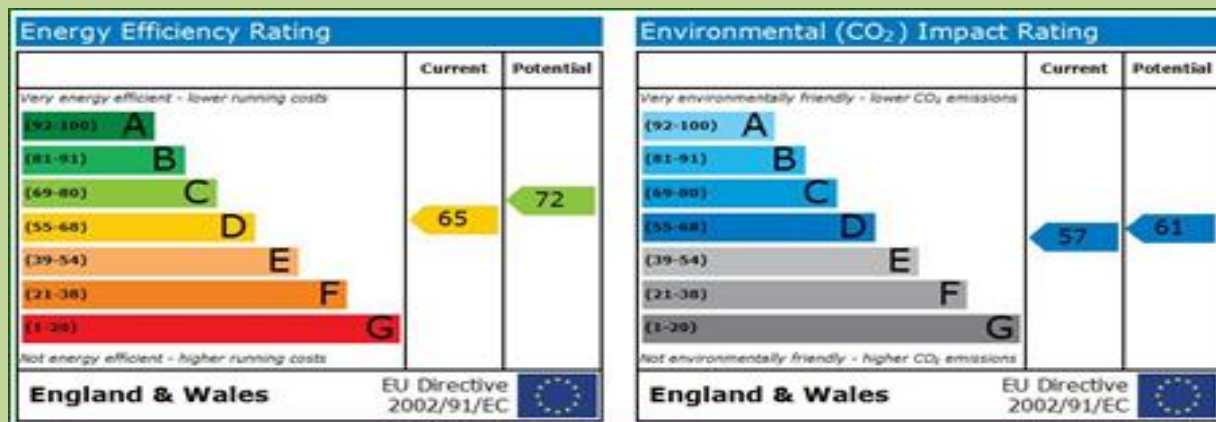
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

SERVICES

Mains gas, elec, water and drainage.

COUNCIL TAX BAND

We are advised that the property is currently in Band B



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.