

PLET284 / RPB01801

## TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy.  
**Available Immediately. (Non Smokers Only).**

### **Primrose Cottage 1 Old Masons Yard Cross Haw Lane Clapham, Lancaster LA2 8EB**



**Rental Price: £550 per calendar month (payable monthly in advance) plus\*fees\***

**Returnable Damage Bond £1,000 payable in advance**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

A lovely 2 bedroomed character terraced stone cottage conveniently situated for local shops and amenities in a predominantly peaceful location on the outer fringe of the popular Yorkshire Dales village of Clapham, situated just off the A65 Kendal/Skipton trunk road and famously renowned for its scenic 3 peaks walks and rural attractions in an area of outstanding natural beauty.

Ingleton 3 miles, Settle 7 miles, Lancaster and the M6 – 20 miles, Kendal and the Lakes 23 miles approx.

**PETS:- *Pets are not generally permitted however in certain circumstances they may be allowed subject to the prior consent of the landlord.***

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**\*Fees\*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*). The ingoing tenant will also be responsible for payment of a "MARAS" fee (*Managing Agents Reference Assistance Services Ltd*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person. Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the perspective tenant to provide us with satisfactory "Identification Verification Documents" ie Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Maras fee are payable in advance.

**How to rent - The checklist for renting in England:** To obtain this government checklist please click the following link :- [www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent).

***N/B. The Landlord has his own deposit scheme for placing of the damages bond and the relevant information about the scheme will be made available by the landlord direct to the tenant prior to commencement of the tenancy.***

**Accommodation Comprising:** (Full sealed unit double glazing and oil fired central heating installed).

### **Ground Floor:**

#### **Reception Hall:**

8' x 4 max  
(2.44m x 0.10m max)

Open staircase with walk in under stairs storage cupboard, wood laminate flooring, centre light, radiator, smoke alarm.

#### **Kitchen Area:**

9'5 x 7'  
(2.87m x 2.13m)

Fitted cupboards and units incorporating stainless steel 1½ bowl single drainer sink unit with mixer tap, built in electric oven, electric hob with overhead extractor hood, fridge recess, dish washer recess and work surfaces with tiled splash backs. Mini halogen ceiling lighting, radiator.



#### **Lounge/Dining Area:**

19'10 x 10'5  
(6.05m x 3.18m)

Feature stone built corner fireplace housing multi-fuel stove, glazed outside door with glazed side panels, 2 x centre lights, wall uplighters, radiator, TV point.



**First Floor:**

**L-Shaped Landing:**

9' x 6' approx  
(2.74m x 1.83m approx)

Velux roof window, cupboard housing oil fired central heating boiler, centre light, radiator.

**Bedroom 1:**

11'4 x 10'10  
(3.45m x 3.30m)

Centre light, radiator.



**Bedroom 2:**

10'11 x 8'2  
(3.33m x 2.49m)

Centre light, radiator



**Bathroom:**

8'6 x 7' max  
(2.59m x 2.13m max)

3 piece bath suite incorporating glass screened over bath shower, tiled splash backs, fitted vanity cupboard, centre light fitting, radiator, auto vent.



**Outside:**

Allocated parking space for one vehicle in adjacent yard area.  
Enclosed paved patio area 20' x 11' approx (6.10m x 3.35m approx).  
Pedestrian right of way via rear of neighbouring property (*Jasmine Cottage*).



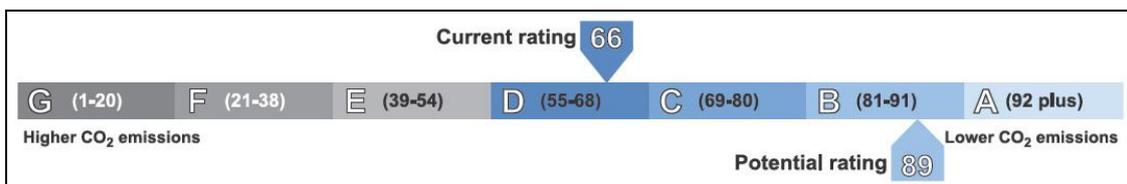
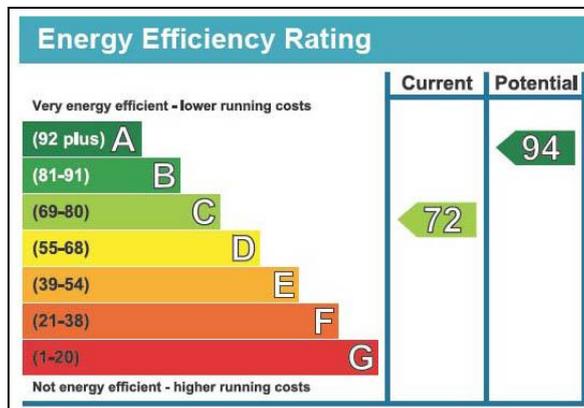
**Services:** Mains water, electricity and drainage connected.  
Oil fired central heating.

**Council Tax Band:** (C) verbal enquiry only.

**Tenant Finding Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street,  
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

*Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all tenants to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.*

**Energy Performance Certificate**



**MISREPRESENTATION ACT 1967:**

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