



11a NEW ROAD

£950PCM

Kirkby Lonsdale LA6 2AB

A delightful well presented three bedroom Grade II listed maisonette with well proportioned accommodation set over three floors right in the heart of Kirkby Lonsdale so that everything the town has to offer is right on your doorstep. Whilst there is no garden or outdoor seating area there is a small rear yard with room for bikes.

Available mid September on an initial twelve month Shorthold Assured Tenancy. Long term tenants sought.

Recently decorated and available unfurnished with floor coverings.

Mains water, electricity, gas and drainage. Gas fired central heating.

- Open dining room/study area (2.9m x 2.7m) with vaulted ceiling and access to enclosed small rear yard via external spiral staircase
- Contemporary fitted kitchen (3.2m x 2.7m) with built in slimline dishwasher, oven and gas hob. Window seat with views over to Barbon Fells
- Sitting room (5.3m x 4.2m) with wood burning stove and window seat - great for people watching!
- Bedroom 1 (4.7m x 3.1m) ornate fireplace, window seat
- Bedroom 2 (3.6m x 2.8m) views of Barbon Fells
- Shower room (2.8m x 1.8m) with three piece suite and under floor heating
- Cloakroom with WC and wash basin and cupboard housing washing machine and dryer
- Main bedroom suite (6.5m x 4.7m) views of rooftops and Barbon Fells. Apex ceiling and under eaves storage. Open plan to en-suite with roll top bath, wash basin and WC, under floor heating

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DIRECTIONS

Easy to find.

From Market Square, walk up New Road past The Bath House and 11a New Road can be found above Boo & Belle just before reaching the Post Office. They share a main front door entrance.

For those interested in car parking, your best plan is to contact SLDC (01539 733333) and enquire about an annual parking permit for the car parks on New Road and throughout the area.

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, long term tenants sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No pets, smokers or sharers. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.