

Carnforth

£500 pcm

2 Hawk Street
Carnforth
Lancashire
LA5 9LZ

A Corner Position and Central Location are enjoyed by this traditional pavement fronted terraced house. Stroll to the railway station, perfect for the M6. EPC Band D. No Smokers, No DSS or Sharers. No Pets and Children considered. Council Tax Band B. Available Long Term. Available Now.

- 2 Bedroom Terraced House
- Central Position Handy for Town, M6, Railway
- Modern Kitchen and Bathroom, Yard
- No Pets
- Children Considered
- No DSS and No Sharers
- No Smokers
- Energy Rating Band D
- Council Tax Band B
- Available Long Term

Property Ref: CR1134





Dining Room

Location from the Hackney & Leigh Carnforth Office travel up Market Street towards the traffic lights, turn left at the traffic lights and take the immediate right turn onto Hawk Street. The property can be located at the top of the hill on the left hand side.

Services Mains water, mains gas, mains electric and main drainage.

The Tenancy The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility providers' charges supplied to the tenant during the tenancy.

Insurance It is the tenants' responsibility to insure their own household contents for the term of the tenancy and to have accidental damage cover in respect of the Landlord's property.

References All Applicants will be required to provide satisfactory references i.e. Employer, Current Landlord and 2 Character References. For the Self-Employed, a reference from your Accountant or Solicitor will be required. A Credit Reference will be obtained for each Applicant. Acceptance of References and the offer of a tenancy is at our discretion.

Tenant Application & Costs At the time of applying you will be required to pay an Application Fee of £120 inc VAT per property and the Credit

Reference Fee of £20 inc VAT per person either by cash/cheque or debit card. These fees are non-refundable.

Deposit & Rent The successful Tenant will be required to pay a deposit prior to the start of the tenancy, equal to one calendar month's rent plus £100. This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by Standing Order. One month's rent in advance PLUS the Deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the Deposit as Rent for the final month.

Application Forms Are available from Hackney & Leigh's Offices. Each application must be accompanied by payment of the Application Fee and Credit Reference Fee.

Viewings Strictly by appointment with Hackney & Leigh. Telephone: 01524 737727.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

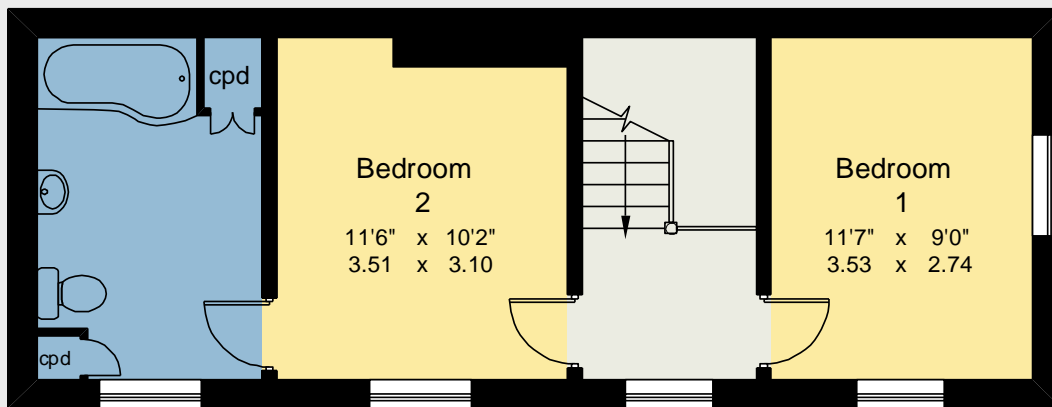
How To Rent Prospective tenants are advised to read the government's leaflet which is available here:
<https://www.gov.uk/government/publications/how-to-rent>.



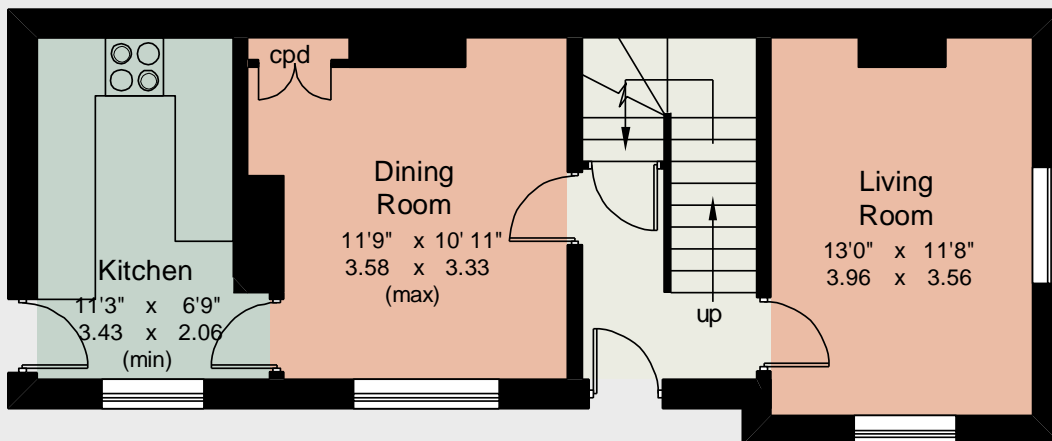
Kitchen



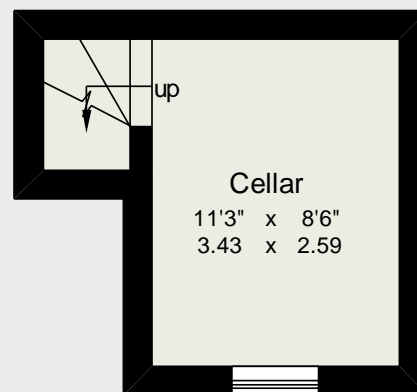
Living Room



First Floor



Ground Floor



Lower Ground Floor

Approx Gross Floor Area = 928 Sq. Feet
= 86.02 Sq. Metres

For illustrative purposes only. Not to scale.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.