Millhead

£450 pcm

14 William Street
Millhead
Carnforth
Lancashire
LA5 9HE

A charming terraced house only a short stroll the town centre, shops, railway station and 5 minutes drive to the M6 Motorway. This terrace benefits from a garage to the rear. UPVC Double Glazing and Recently Fitted Central Heating.

- Traditional Terraced House
- One Bedroom Plus Occasional Room, One Reception & One Bathroom
- Unfurnished
- On-Road Parking & Garage
- No Children & Pets Considered
- No Smokers
- No DSS or Sharers
- EPC Band E
- Council Tax Band A
- Available Now

Property Ref: CR1057

1 1 1 E EPC

Living Room

Location: From the Hackney & Leigh Carnforth Office head towards Millhead on Warton Road. After passing under a railway bridge take the second right into Rupert Street, and then the second right again into William Street. Number 14 can be found approximately half way down on the left hand side.

Services: mains water, mains gas, mains drainage, mains electricity

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 Landlords 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.

Tenants 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

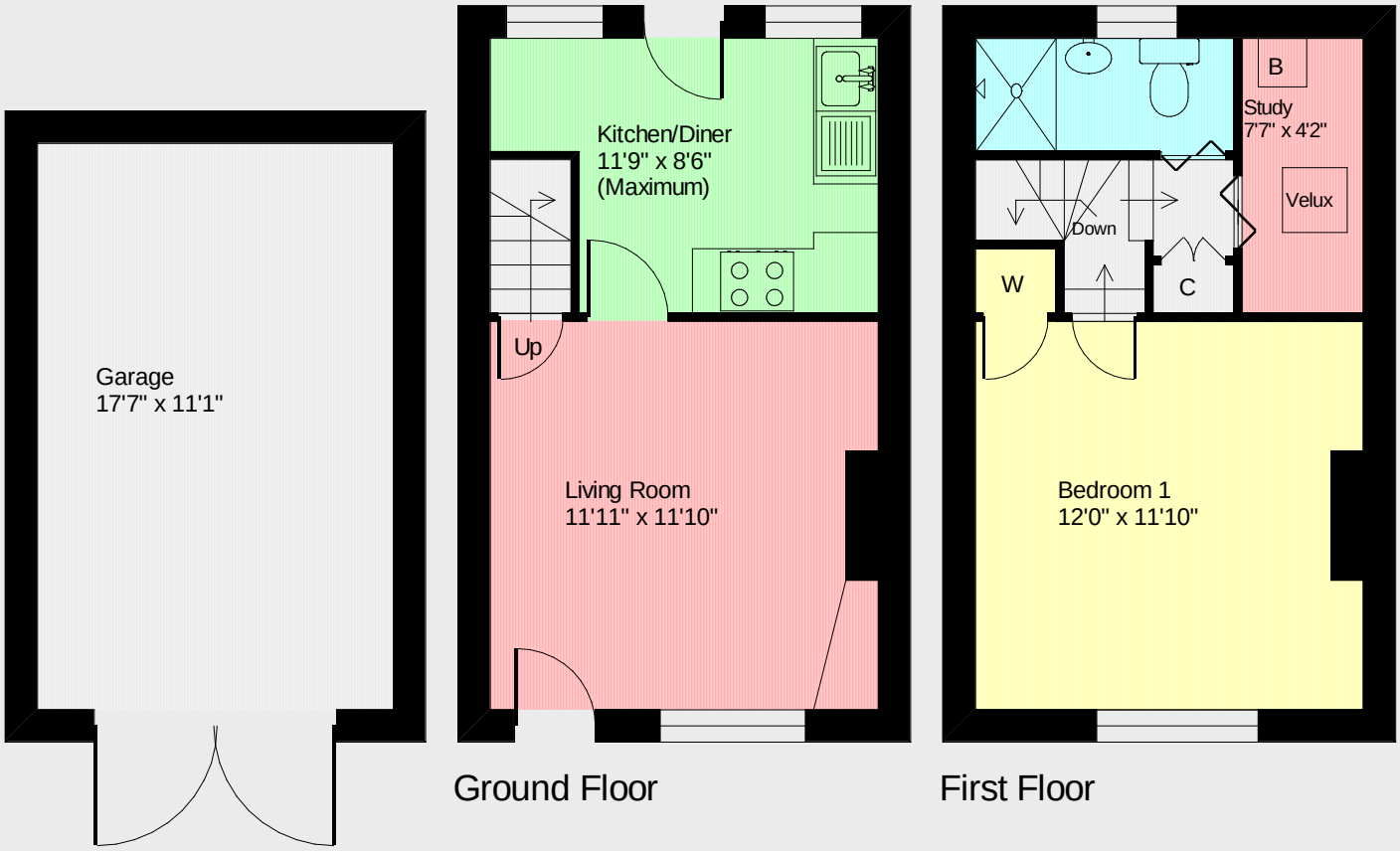
Viewings: Strictly by appointment with Hackney & Leigh. Telephone: 01524 737727

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

Bedroom One

Garage



Ground Floor

First Floor

Gross internal square footage = Approx 498 Sq Ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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