



Lazonby

£850 pcm

3 Little Scalehill

Lazonby

Penrith

CA10 1AX

An opportunity to rent a semi detached cottage on the outskirts of the popular Village of Lazonby with views towards the Pennines. Comprising two bedrooms, spacious living area with wood burning stove, Kitchen and Bathroom. Garden and Parking. CTB - B. Available Soon.

- Semi Detached Cottage with Views Towards the Pennines
- Living Room with Wood Burning Stove
- Two Bedrooms
- Garden to Front
- Off Road Parking
- Storage Stable to Rear
- Unfurnished
- No Smokers or Sharers
- Council Tax Band - B
- Available Soon

Property Ref: PR060





Living Room

Description: An opportunity to rent a semi detached cottage on the outskirts of the popular Village of Lazonby with views towards the Pennines. Comprising two bedrooms, spacious living area with wood burning stove, Kitchen and Bathroom. Garden and Parking. CTB - B. Available Soon.

Location: Proceed out of Penrith on Stricklandgate merging onto Scotland Road. Turn right at the junction on to Salkeld Road and at the mini roundabout take the first exit continuing on Salkeld Road. Proceed for around two and a half miles and then turn right on to the B6413. Continue along for a quarter of a mile and as the road turns to the left, bear right. Follow the road ahead along a farm track lane and the property can be found on the left before Scalehill Farm.

What3Words: ///adjust.explains.bathtubs

Furnishings: This property is offered unfurnished.

Services: Mains Electric, Water (Metered), Septic Tank 25% cost shared between 4 properties. Internet Speed:
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Penrith Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by the landlord.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above. Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two 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.

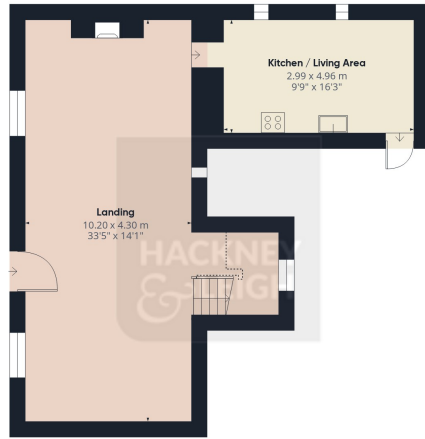
The Tenancy: The property will be let on an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a minimum of two month's notice, to end on the last day of a rent period. The landlord is required to serve a Section 8 notice to bring the tenancy to an end, using the relevant grounds for repossession.



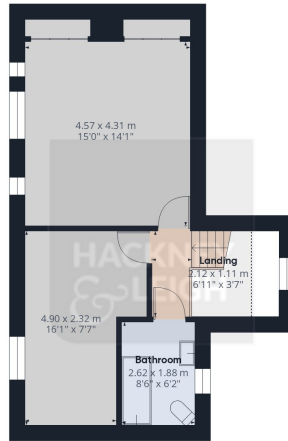
Kitchen



Outside Space



Floor 0



Floor 1

Approximate total area⁽¹⁾

106.4 m²
1146 ft²

Reduced headroom

3.5 m²
38 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



3 Little Scalehill Lazonby - Ref: PR060

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.