

PFK

10 Jasmine Howe, The Stackyard, Crackenthorpe, Appleby-in-Westmorland CA16 6AB

Rent: £1,300 pcm





PEK

LOCATION

Crackenthorpe is a small village located approximately 3 miles from Appleby-in-Westmorland and 12 miles from Penrith and Junction 40 of the M6. Appleby-in-Westmorland is a historic market town in the Eden Valley and Crackenthorpe is situated to the east of the town. The village is part of the scenic countryside and is known for its natural beauty, including the nearby Pennines and Lake District National Park. The A66 bypasses the village and provides good access to the north and also to the A1 at Scotch Corner.

PROPERTY DESCRIPTION

Situated in a courtyard of similar properties, 10 The Stackyard offers good sized accommodation spread over two floors, parking to the front, two garages and a rear garden.

This substantial detached property briefly provides the following accommodation: entrance hall, ground floor cloakroom/WC, fitted dining kitchen, study/office or fifth bedroom, sitting room and large open plan living/sun room enjoying the rear garden aspect. To the first floor there are four good sized bedrooms, with en suite to the master bedroom, and a family bathroom.

Externally, the property benefits from driveway parking to the front which in turn leads to both garages situated to either side of the house. To the rear is a lawned garden area with patio/terrace.

Entrance Hall

Cloakroom/WC

Fitted with two-piece suite providing WC & wash hand basin. Partly tiled walls, radiator and mirror.

Living Room

4.99m x 3.42m (16' 4" x 11' 3") Situated to the rear of the property. Radiator, feature fireplace and stove. Steps providing access and opening through to:-

Living/Sun Room

5.09m x 3.22m (16' 8" x 10' 7") With exposed beams and enjoying pleasant aspect of the rear garden.

Office/Bedroom 5

3.42m x 1.82m (11' 3" x 6' 0") Front aspect room with radiator.

Sitting Room

3.53m x 3.41m (11' 7" x 11' 2") Radiator and window into the sun room.

Dining Kitchen

5.48m x 3.53m (18' 0" x 11' 7") max. measurements. Fitted with a range of wall, base & drawer units with work surface over. Belling oven/hob with extractor over, double drainer sink unit, integrated fridge, radiator and door providing access into the garage.

FIRST FLOOR

Landing

With radiator and storage cupboard.

Bedroom 1

3.41m x 5.49m (11' 2" x 18' 0") Principal bedroom with radiator and door providing access into:-

En Suite Shower Room

Partly tiled en suite providing shower cubicle, WC, wash hand basin, radiator and vanity shelf with mirror.

Bedroom 2

3.56m x 4.43m (11' 8" x 14' 6") Front bedroom with radiator.

Bedroom 3

2.79m x 3.11m (9' 2" x 10' 2") - excluding door recesses. Front bedroom with radiator.

Bathroom

With white three-piece suite comprising bath with shower over, pedestal wash hand basin and WC. Part tiled walls, radiator and shaver point.

Bedroom 4

4.98m x 2.76m (16' 4" x 9' 1") max. to wardrobe front. Rear bedroom with radiator and built in wardrobe/storage units - with vanity unit and mirror.

EXTERNALLY

Driveway Parking

A gated driveway at the front of the property provides parking and access to two garages.

Garage 1

2.71m x 5.81m (8' 11" x 19' 1") max. measurements. Situated to the left of the property and also with access from the kitchen.

Garage 2

2.73m x 5.88m (8' 11" x 19' 3") max. measurements. Situated to the right of the property.

Rear Garden

Raised, lawned garden area with stocked borders and sun terrace/patio.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.
Terms: Rental: £1,300 PCM plus all other outgoings.
Deposit: Equal to one month's rent.

Conditions

No smokers allowed.
TENANTS WILL BE REQUIRED TO WOOL IRON & STAIN THE WOODEN DRAINER OF THE SINK WEEKLY.
Please note Immigration Act 2014 checks will apply.

Council Tax & EPC Rating

Council tax - Band E
EPC rating - C

Septic Tank Payment

The property has a septic tank and the tenant will be responsible for payment regarding 1/9th share towards the costs of the septic tank maintenance.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; A Refundable Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, a charge for an early termination can be made. This will not exceed the financial loss the landlord will suffer. (these charges could cover the outstanding rent and marketing costs) As per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are still responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

LETTING DETAILS

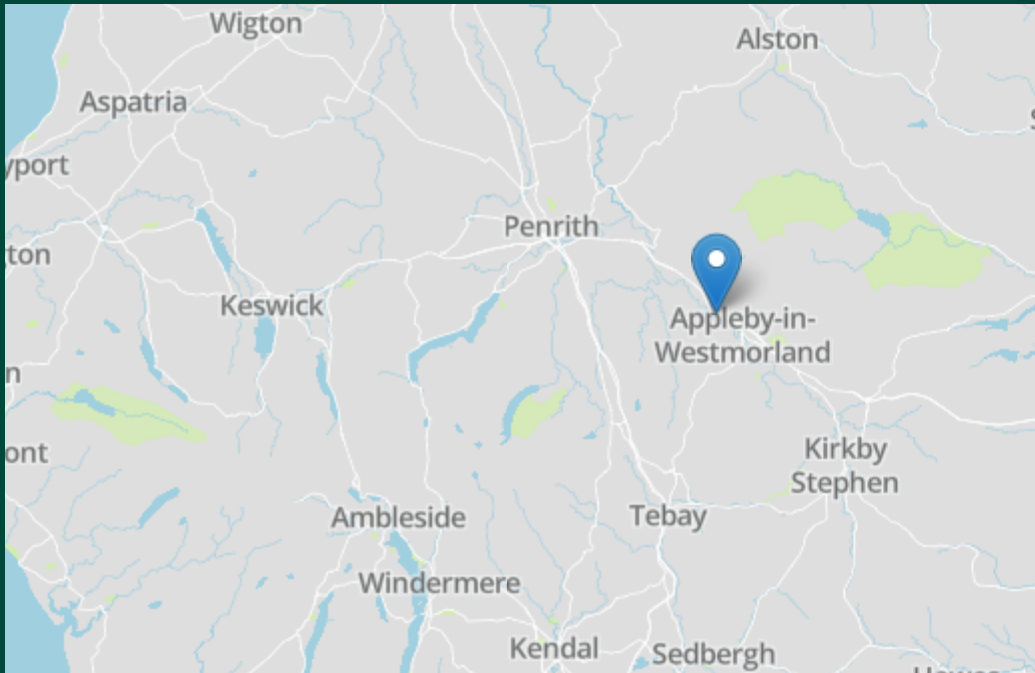
Mains electricity and water; septic tank drainage; oil central heating and double glazing installed; telephone connection installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith at Kemplay Bank Roundabout, taking the 2nd exit onto the A66. Continue along the A66, bypassing Temple Sowerby and signs for Bolton, Appleby. Take the left turn signposted Crackenthorpe and head into the village. The Stackyard is set back on the right hand side.





PFK

Approximate total area⁽¹⁾
1247.76 ft²
115.92 m²

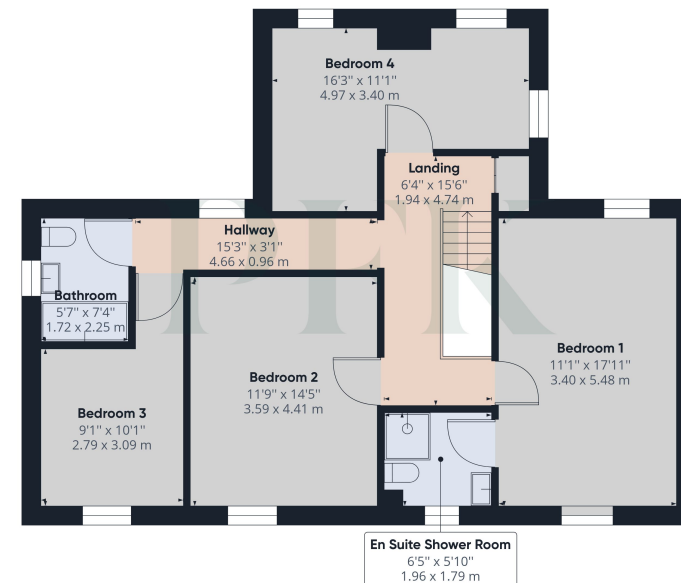
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		



PFK

Approximate total area⁽¹⁾
840.45 ft²
78.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1