

PKK

6 North Street, Carlisle, Cumbria CA2 5LN

Rent £695 pcm





LOCATION

Known as the Urban Village, Denton Holme is a popular, vibrant and central location which grew in the 19th century industrial era with the local textile mills, creating the abundance of fabulous red brick Victorian period properties, that over time have been joined by an expansion with complementary modern homes and the conversion of the old mills. Located to the west of Carlisle city centre and well served with amenities and public transport, an easy walk into the city and with easy access to the western bypass and other major road links.

PROPERTY DESCRIPTION

6 North Street is available in early October and looking for tenants who will love this fabulous modern home. The landlords really want you to be settled and happy here and have taken the time and care to beautifully present and make it as comfortable as possible for it's new occupants, recently replacing the front door, carpets and redecorating throughout to give you a lovely fresh new start here!

This modern end link home, located near the converted mills in Denton Holme offers private driveway parking with well maintained front and rear gardens. Internally there is a hallway, kitchen and large living/dining room that opens out onto the garden. To the first floor are two double bedrooms and a modern family bathroom.

ACCOMMODATION

Entrance Hall

Accessed via the recently fitted, part glazed composite front door. Stairs to first floor with understairs storage cupboard, radiator and doors leading to ground floor rooms.

Kitchen

2.64m x 1.98m (8' 8" x 6' 6") Fitted with a range of wall and base units in a wood finish with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Recently installed, freestanding electric cooker, wall mounted Worcester central heating boiler, radiator and front aspect window.

Reception Room

4.42m x 3.95m (14' 6" x 13' 0") A dual aspect reception room with radiator, side aspect window and French doors leading out to the rear garden.

FIRST FLOOR LANDING

With loft access hatch and doors leading to bedrooms and bathroom.

Bedroom 1

3.97m x 2.66m (13' 0" x 8' 9") With large built in storage cupboard, radiator and two front aspect windows.

Bedroom 2

3.96m x 2.37m (13' 0" x 7' 9") Rear aspect bedroom with radiator.

Bathroom

1.96m x 1.87m (6' 5" x 6' 2") Fitted with white three piece suite comprising bath with shower over, WC and pedestal wash hand basin, part tiled walls and obscured side aspect window.

EXTERNALLY

Gardens & Parking

To the front the property has offroad driveway parking and a garden mainly laid to lawn with shrub borders. Gated side access leads to the rear garden, mainly laid to lawn with the benefit of a garden shed.

ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979. Please be advised the seller is an employee of PFK Estate Agents.

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £695 PCM plus all other outgoings

Deposit: Equal to 1 months rent.

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

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. Company RentGuarantor Ltd (guarantor service provider) - 7.5% of the revenue collected by them. '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.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; 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; Variation of Contract: £50.00; Early Termination/Surrender: 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 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. All figures quoted are inclusive of VAT.

LETTING DETAILS

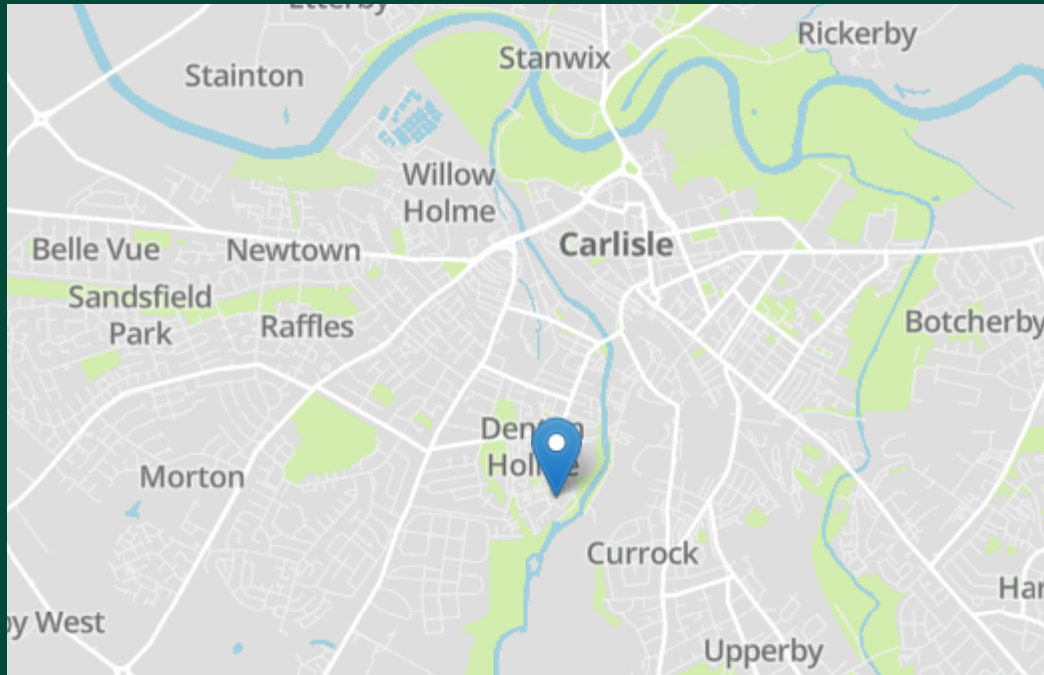
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band A

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 6 North Street can be found using the postcode CA2 5LN, and identified by a PFK To Let board, or by using What3Words ///dream.mouse.valley





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	