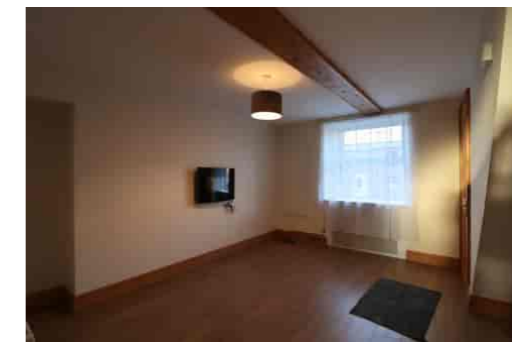
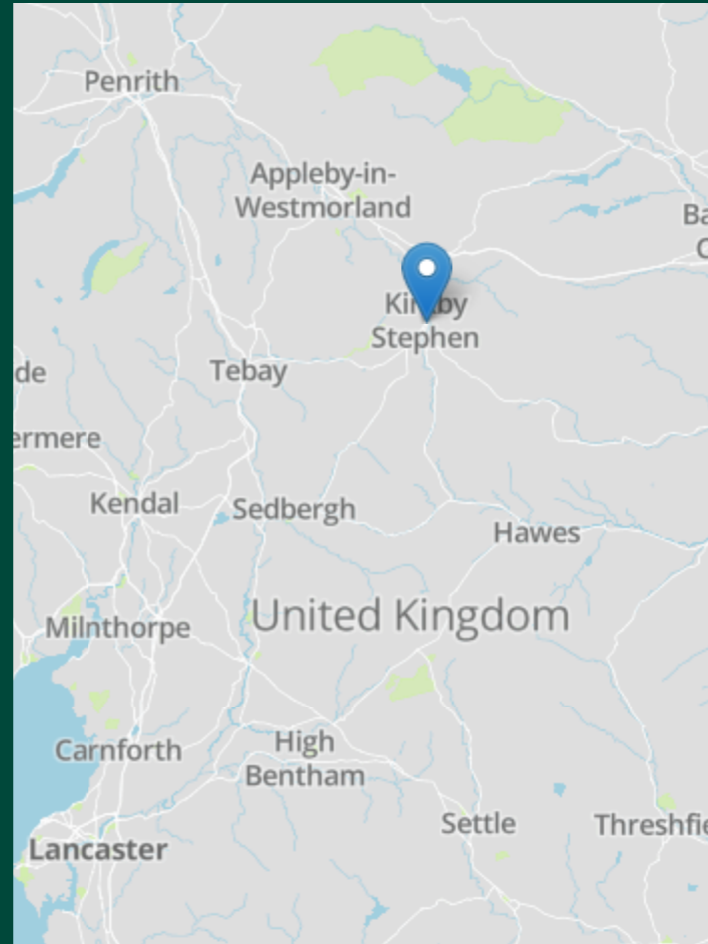


PFK

Rent: £585 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



32 Primrose Hill High Street, Kirkby Stephen, Cumbria, CA17 4SQ

- Mid terrace cottage
- Close to amenities
- EPC rating C
- Two bedrooms
- Large garden
- Recently refurbished
- Council Tax: Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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www.pfc.co.uk

LOCATION

Primrose Hill is located within a short walk of Kirkby Stephen town centre which provides a good range of everyday facilities including primary and secondary schools, several supermarkets, a bank, post office, cafes and restaurants/takeaways and public houses. For those wishing to commute the town lies approximately 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes away. The town also has a station on the scenic Settle - Carlisle railway line with connection to Leeds.

PROPERTY DESCRIPTION

32 Primrose Hill is a deceptively spacious, two bedroomed, mid terraced cottage which has recently undergone refurbishment. Internal accommodation comprises lounge and dining kitchen to the ground floor with two bedrooms and a three piece bathroom to the first floor. Externally, the property benefits from a good sized rear garden, small rear yard with shed and on street parking.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With stairs to the first floor and doors to ground floor rooms.

Lounge

3.92m x 3.84m (12' 10" x 12' 7") A front aspect reception room with wall mounted electric fire, radiator and alcove storage space.

Kitchen

3.92m x 2.50m (12' 10" x 8' 2") Fitted with a range of wall and base units with complementary work surfacing and splashbacks, incorporating sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, plumbing for washing machine and integrated fridge. Storage cupboard, radiator, rear aspect window and part glazed UPVC door leading out to the rear.

FIRST FLOOR LANDING

With doors to first floor rooms.

Bedroom 1

3.04m x 3.76m (10' 0" x 12' 4") Front aspect double bedroom with radiator.

Bedroom 2

2.67m x 1.78m (8' 9" x 5' 10") A rear aspect single bedroom with radiator.

Bathroom

Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin. Heated towel rail, cupboard housing the central heating boiler and obscured rear aspect window.

EXTERNALLY

Garden and Parking

To the front of the property there is on street parking, and to the rear there is a small yard with stone outhouse and steps leading up to an enclosed garden laid to lawn.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.
Terms: EPC rating: C
Rental: £585 PCM plus all other outgoings.
Deposit: Equal to one month's 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. '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

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line and broadband connection 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: Located on the main street of Kirkby Stephen, just a two minute walk from the town centre, the property is easy to find and is located on the left hand side, just opposite the 'Spar' shop.

