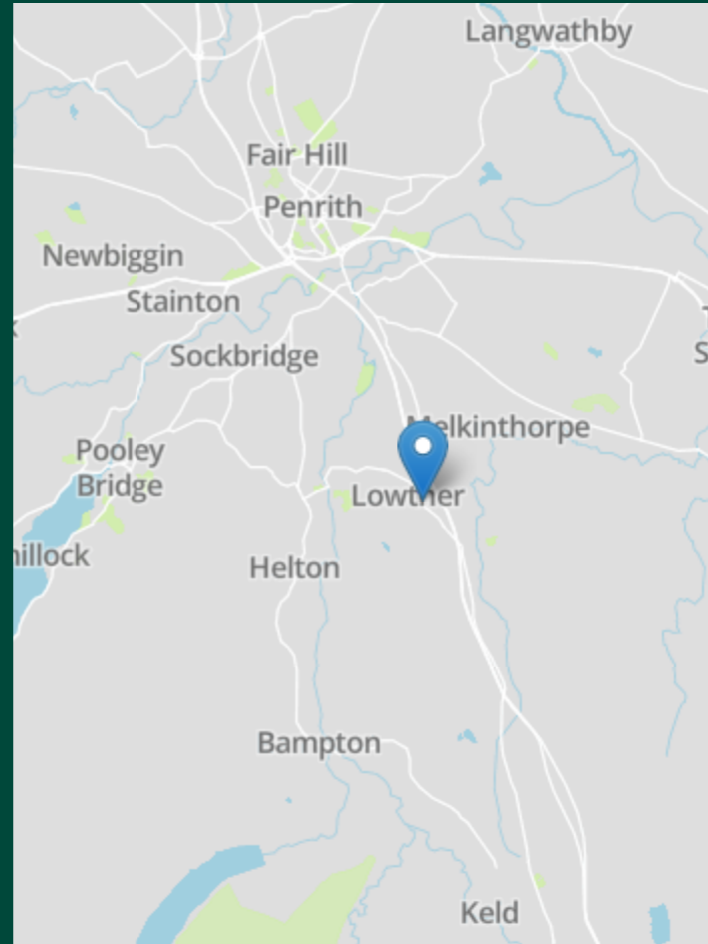


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 Crossfell View, Hackthorpe, Penrith, Cumbria, CA10 2HU

- Mid terrace
- Attractive views
- Council tax - Band A
- Three bedrooms
- Parking for 2 cars
- Substantial garden (maintained by Landlord)
- Popular location
- EPC rating E

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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LOCATION

Hackthorpe is on the old A6 route between Penrith and Shap. This is a popular village with nursery/primary school, cricket club and public house, the wonderful ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham, just beyond, offers church, further public houses, and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of Ullswater is only 5 miles away. The M6 is easily accessed at Junction 40 on the outskirts of Penrith.

PROPERTY DESCRIPTION

A bright, recently decorated, three bedroom mid-terraced property. Boasting spacious accommodation, a fabulous and substantial garden to the rear, low maintenance garden to the front and parking for two vehicles. Accommodation briefly comprises: lounge with open fire, kitchen diner, two double bedrooms, one single bedroom and bathroom with recently installed bathroom suite. This is a lovely home with the benefit of fantastic views toward Cross Fell.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With cloaks area and stairs to first floor.

Lounge

3.91m x 3.48m (12' 10" x 11' 5") Front aspect reception room with open fire in stone surround (back boiler) and storage shelving to the side of the chimney breast, understairs cupboard and electric panel heater. Please note that the landlords have had a new heating system installed, so the back boiler is no longer in use.

Kitchen/Diner

3.12m x 3.50m (10' 3" x 11' 6") Fitted with a range of wall and base units in a beech effect finish with complementary work surfacing, stainless steel sink/drain unit and tiled splash backs. Integrated oven with electric hob and extractor over, plumbing for washing machine, integrated fridge, electric panel heater, window and part glazed door to rear garden.

Inner Lobby

With double, shelved airing/storage cupboard housing a recently installed hot water cylinder.

Bathroom

Fitted with a recently installed white, three piece suite comprising bath with mains shower over, WC and wash hand basin in vanity unit. Part panelled walls, electric panel heater and obscured window to rear.

FIRST FLOOR

Bedroom 1

3.61m x 3.60m (11' 10" x 11' 10") Front aspect double bedroom enjoying delightful views towards Cross Fell. With storage cupboard, recesses to either side of the chimney breast and electric panel heater.

Bedroom 2

3.90m x 2.60m (12' 10" x 8' 6") Rear aspect double bedroom with electric panel heater.

Bedroom 3

2.37m x 2.85m (7' 9" x 9' 4") Rear aspect bedroom with electric panel heater.

Externally - Gardens and Parking

To the front of the property is a lawned area and driveway providing off road parking for two vehicles. To the rear is an enclosed L-shaped garden, mainly laid to lawn with newly paved patio area and coal bunker. NOTE - The landlord is responsible for the maintenance of the garden, and this is carried out by a gardener.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

Management: this property is managed by PFK.

Terms: rental: £700 PCM plus all other outgoings; deposit: equal to one month's rent.

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; 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.

LETTING DETAILS

Services: Mains electricity, water and drainage. Electric panel heaters and double glazing installed. Coal fire with back boiler (which is no longer in use due to a new heating system being installed by the landlords). 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, head south on the A6 to Kemplay Bank roundabout, taking the third exit to Hackthorpe. Continue for approx 3.5 miles and Crossfell View is a row of terraced houses on the right as you enter the village.

