

PFK

2 South Road, Kirkby Stephen, Cumbria CA17 4SN

Rent: £775 pcm





LOCATION

SOUTH ROAD lies within a short walk of Kirkby Stephen town centre. Kirkby Stephen provides an excellent range of everyday facilities including a supermarket, bank, post office, hotels, public houses, sports facilities and primary and secondary schools. The town lies about 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.

PROPERTY DESCRIPTION

A delightful, well presented, two bedroomed end of terrace cottage located within a short walk of the centre of the popular market town of Kirkby Stephen.

The property benefits from having been re-roofed in 2016, is dry lined and double glazing is installed throughout. Internally, there is carpeting to all rooms, with the exception of the bathroom and kitchen which have practical vinyl flooring, and there are also fitted smoke alarms, CO monitor and fire extinguisher. Accommodation briefly comprises entrance vestibule, lounge, kitchen/diner and utility room to the ground floor. To the first floor, there are two bedrooms and a four piece bathroom.

Externally there is a front courtyard garden, rear yard and a stone outhouse with water supply.

ACCOMMODATION

Entrance Vestibule

Accessed via part glazed, wooden entrance door. Providing access into:-

Lounge

4.25m x 3.80m (13' 11" x 12' 6") Front aspect reception room with two radiators, TV aerial socket and two arched recesses with built in shelving.

Inner Hallway

With built in cupboard (also housing consumer unit and electricity meter), wall mounted thermostat, radiator and stairs to the first floor accommodation.

Dining Kitchen

3.18m x 3.28m (10' 5" x 10' 9") Rear aspect room fitted with a good range of wall and base units with complementary laminate work surfacing, tiled splashbacks and stainless steel sink and drainer unit with mixer tap. Freestanding electric cooker with extractor over, and under counter fridge and freezer. Good sized understairs pantry cupboard with shelving and vinyl flooring.

Utility Room

1.3m x 1.82m (4' 3" x 6' 0") Side aspect room with radiator and part glazed, wooden door giving access to the rear of the property. Fitted worktop with space/plumbing beneath for washing machine. The boiler is also in situ in this room.

FIRST FLOOR

Landing

Bedroom 1

4.23m x 3.08m (13' 11" x 10' 1") A front aspect, double bedroom with radiator, TV aerial socket and built in cupboards.

Bathroom

1.46m x 3.32m (4' 9" x 10' 11") Partly tiled bathroom fitted with a four piece suite comprising corner bath with mixer tap, large walk-in shower, WC and wash hand basin - also with mixer tap. Window to side aspect, heated towel rail, extractor fans, vinyl flooring and large, generously shelved, airing cupboard - which also houses the heating/hot water programmer and has the benefit of lighting.

Bedroom 2

2.64m x 2.28m (8' 8" x 7' 6") Rear aspect, single bedroom with radiator and TV aerial socket.

EXTERNALLY

Garden

A pedestrian gate at the front of the property provides access to a small flagged courtyard garden area and pathway to the front entrance door. The property also benefits from a rear yard area which adjoins the side lane to the terrace and benefits from 6 ft solid fencing with in-built pedestrian door - with deadlock affording secure access to the lane. The yard currently incorporates a secluded seating area, a stone outhouse with water supply and two covered areas which are fitted with clear plastic canopies affording perfect, all-weather, outdoor seating space or for use as an outdoor drying area.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: D

Rental: £775 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. 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

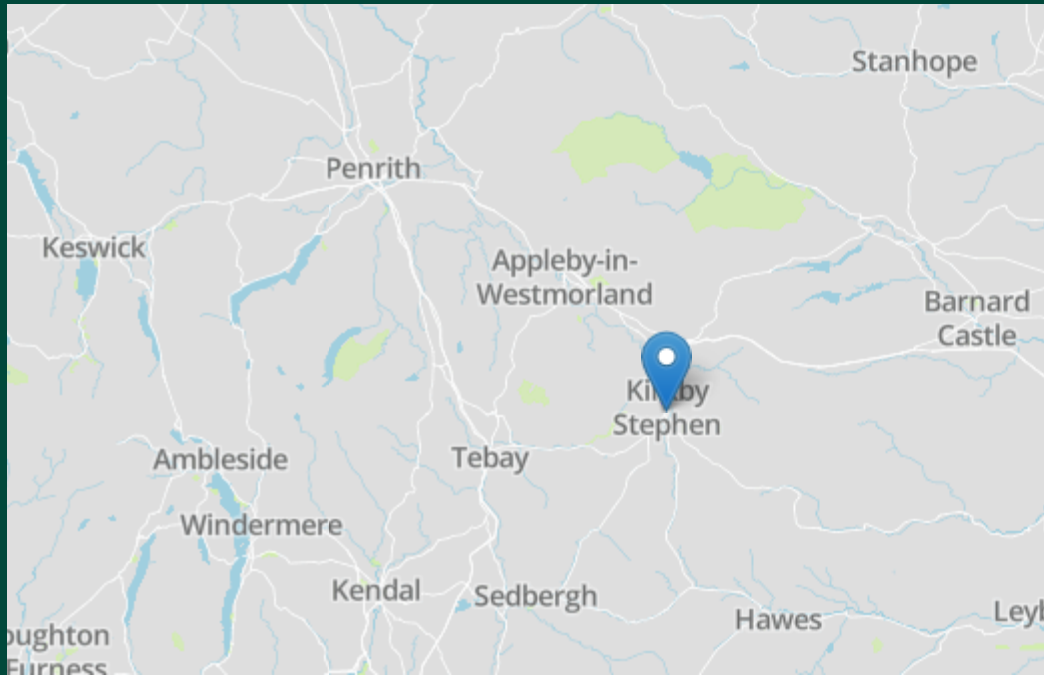
Mains electricity, gas, water & drainage; gas central heating; immersion heater; double glazing installed throughout. The property is dry lined and security deadlocks have been fitted. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band A

Viewing: Through our Penrith office, 01768 862135.

Directions: From the PFK Kirkby Stephen office head southwards through the traffic lights, proceed along High Street and the property can be found, just after a narrow right hand turning, on the right hand side.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(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	