

TO LET

Initially on a 6 months **Unfurnished** Assured Shorthold Tenancy (*longer term may be available following initial rental period*).
Available Immediately



32 HORNBY BANK
Hornby, Lancaster, LA2 8LQ

Rental Price: £595 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £600 payable in advance

Viewing: By appointment through Richard Turner & Son Bentham Office.

A 2 bedroomed terraced house with sealed unit double glazing, gas central heating, private parking and rear garden with store.

Situated in the popular Lune Valley Village of Hornby within only 7 miles commuting distance of Lancaster and the M6.

Non Smokers Only.

Council Tax Band **A**

Energy Performance Certificate Band **C**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rtturner.co.uk

Rental Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc.

Please Note: Following successful referencing and acceptance of a tenant's application by the landlord and in order for letting agents to comply with Government Legislation and HM Revenue and Customs (HMRC) Anti-Money Laundering regulations, we are now obliged to ask all prospective tenants to complete an Identification Verification Questionnaire. We will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits to conduct the search via Experian to verify the information provided. Please note the Experian search will NOT involve a credit search.

A **TENANCY DEPOSIT** (returnable damages bond) will be required before entry which will be deposited with the **GOVERNMENT CUSTODIAL SCHEME** of the **DEPOSIT PROTECTION SERVICE**; at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a **free service, offered by the custodial scheme** protecting the deposit, to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.

How to rent - The checklist for renting in England: To obtain an up to date edition of this government checklist please click the following link:- www.gov.uk/government/publications/how-to-rent

Accommodation Comprising:

Ground Floor:

Entrance Porch:

Timber front door with two single glazed windows to the side. Ceiling light and door leading through to the Lounge.

Lounge:

13'9 x 12'3 (4.19m x 3.73m) Gas fire in stone surround, wood mantle and stone flag hearth. Television point, telephone point. Double glazed window to the front, radiator, smoke alarm. Central ceiling light and ceiling coving. Electric fuse box and wall mounted central heating thermostat.

Kitchen:

14'8 x 8'8 (4.47m x 2.64m) Having a range of wall and base units with contrasting work surfaces and part tiled walls. Space for fridge and electric cooker. Plumbed for washing machine, radiator, coat hooks and stairs to the first floor. Wood laminate flooring and door leading out to the rear garden.

First Floor:

Bedroom 1:

17'1 x 10'6 (5.21m x 3.20m) Double glazed window to the front, radiator and central ceiling light.

Bedroom 2:

10'7 x 10'3 (3.23m x 3.12m) Double glazed window to the rear, radiator and central ceiling light.

Bathroom:

Three piece white suite comprising:- Paneled bath with shower over and glass screen. Low flush WC and pedestal wash hand basin. Frosted double glazed window to the rear, radiator, mirror and part tiled walls.

Outside:

Private driveway with small garden borders.

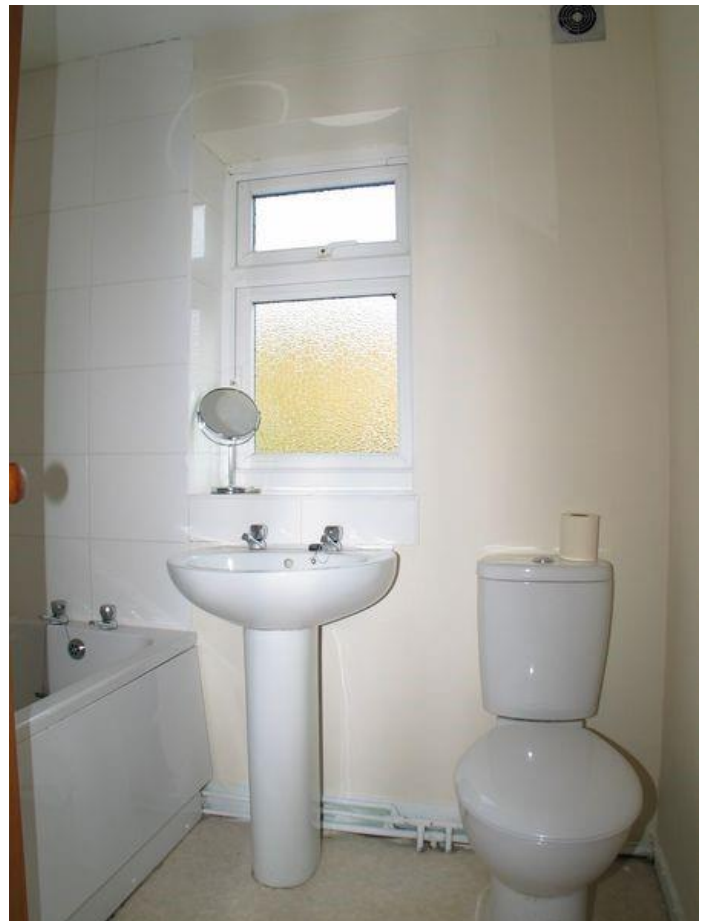
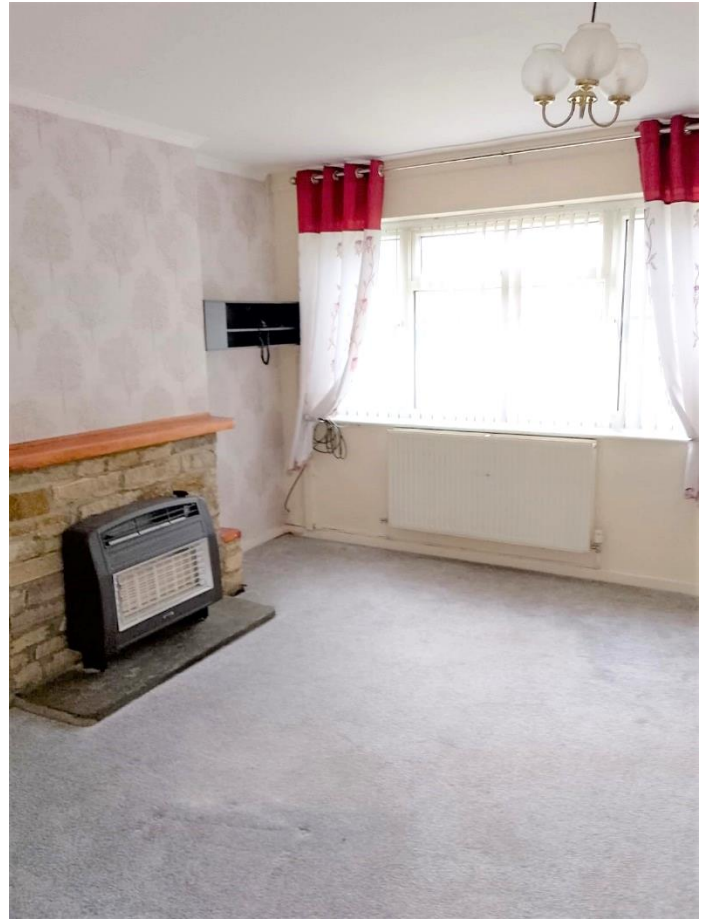
Shared access passageway (doors at either end).

Brick built store 6'3 x 5'4 internal measurement (1.91m x 1.63m int' meas') with light and power installed steps up to patio area and lawned garden. Open views over fields to the rear.

Services: Mains water, electricity, gas and drainage connected.


Council Tax Band: 'A' (verbal enquiry only.)

Tenant Finding Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.





Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(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 

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturner.co.uk



MISREPRESENTATION ACT 1967:
Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.