



LONSDALE
ESTATES



**7 Crossfell View
Hackthorpe
Penrith
Cumbria
CA10 2HU**

A 3 bedroom semi-detached family home perfectly situated overlooking the Pennines, benefitting from gas central heating, part double glazed, garage & sufficient off road parking.

The property is set in a rural location, approximately 5 miles from Penrith. To let unfurnished on an Assured Shorthold Tenancy.

Rental: £720 pcm

IMPORTANT NOTICE

LONSDALE SETTLED ESTATES LIMITED for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of Lonsdale Settled Estates Limited has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Lonsdale Settled Estates Limited. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by Lonsdale Settled Estates Limited in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) Lonsdale Settled Estates Limited reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared June 2020

Letting Particulars

Location

7 Crossfell View, is located in the village of Hackthorpe within the Eden Valley, with Askham a couple of miles away, and the larger town of Penrith 5 miles to the East.

Directions

From Penrith, take the A6 south towards Shap. Continue through the village of Clifton, as you approach the village of Hackthorpe - 7 Crossfell View is situated on the first row of properties you come to - 5th property on the right.

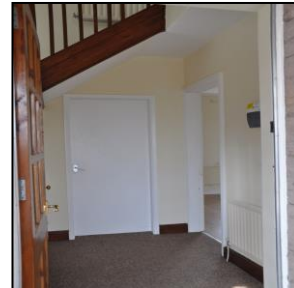
Description of the property

Ground floor

Vestibule / Entrance Hall

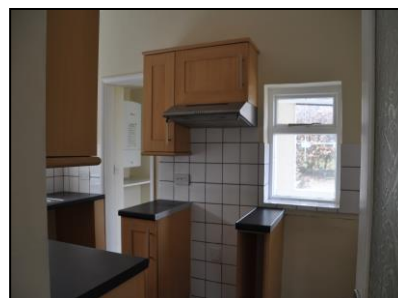
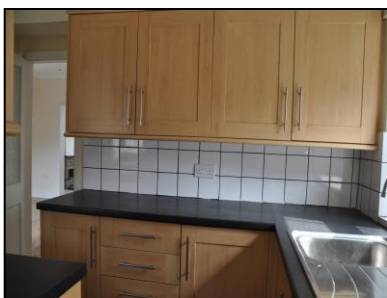


Under stairs cupboard
Useful storage space.



Bathroom

Family bathroom is situated downstairs with bath, sink, toilet & separate shower.



Kitchen

Modern fitted kitchen with space for dishwasher, fridge & cooker

Dining Room

Adjoining living room with 1x radiator, laminate flooring.



Boot room / Utility room

Houses gas boiler and facilities for a washing machine etc.



Living Room, with open fire and 1x radiator

First Floor

Bedroom 1, bright airy room
Double bedroom, 1x radiator

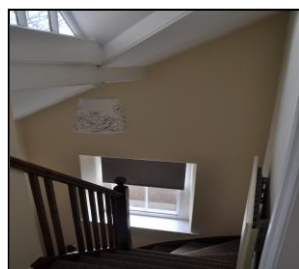


Bedroom 2

With built in airing cupboard which houses water cylinder & header tank. 1x radiator.

Bedroom 3

Single room with 1x radiator.



Landing – 1x radiator

Outside

Large patio area to the rear of the property with garage and sufficient off road parking. A small garden is situated to the front.

Garage
Garden Shed
Greenhouse



Council Tax

7 Crossfell View is scheduled in Band B payable to Eden District Council. The amount for the year 2020-2021 is £1,492.40

Services

The property benefits from part double glazing, mains water. Heating is provided by a gas fired boiler. The loft is fully insulated.

Viewing

Strictly by appointment, please contact Joanne Potter, Lonsdale Settled Estates Limited, Glebe House, Lowther, Penrith, Cumbria, CA10 2HH, 01931 712 671.

Rent

Rent is £720 pcm payable monthly in advance by standing order. The tenant will be responsible for all outgoings including Council Tax.

Term

To let initially on one year Assured Shorthold Tenancy. References required, proof of ID, pets by agreement only.

Deposit Scheme

A deposit of one month's rent is payable and will be protected in a scheme called 'Tenancy Deposit Scheme'.

Energy Performance Certificate

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs. Banding F – the property is currently on the exemption register.

Money Laundering Regulations

Prospective Tenants should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID for example driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways; call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.