

£1,000pcm



Armitstead
Barnett

Station Road, Hornby, Lancaster, LA2 8JP



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£1,000 pcm

Security Deposit-£1,153.85



- Attractive stone cottage property with generous accommodation
- Located in heart of the Lune Valley village of Hornby
- Easily accessible for village amenities and road networks
- Three Bedrooms
- Available immediately



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This attractive mid terrace stone cottage is located within the sought-after village of Hornby, nestled in the Lune Valley. Offering deceptively spacious accommodation and detached garden area, the property combines character with modern comfort.

The village itself is a desirable location with varied amenities including village shop, Post Office, café, nursery, public house, a doctor's surgery and schools. The property sits in the location with excellent bus routes, close to the historic city of Lancaster and market town of Kirkby Lonsdale.



The welcoming entrance opens into a bright open lounge, with an open aspect through to a modern fitted kitchen. There is plenty of storage and cooking area, together with integrated appliances to include gas hob, electric oven, fridge/freezer, microwave and dishwasher. There is also space for a washing machine. There is a rear access door which opens from the kitchen to the rear yard space.







Upstairs the property benefits from three bedrooms, together with a tiled bathroom suite comprising bath with electric shower over, wash hand basin and towel rail

To the rear is a yard area with a stone outbuilding for storage. Beyond this, a path leads to a detached enclosed garden, which is laid to lawn and offers an ideal garden space.



To the side of the property is a passageway which offers additional access and convenience.

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating and hot water are by way of a gas fired combi boiler. The property has mains drainage.

Parking allocated and number of spaces : On street car parking.

Construction Type : Stone under slate.

Conservation Area / AONB : The property is located with the Forest of Bowland Area of Outstanding Natural Beauty

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property is within flood zone 1 has a low probability of flooding from rivers and the sea.

Communications :

Broadband: Standard & Ultrafast available in the area.

Mobile signal: Outdoor mobile signal available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Local Authority: Lancaster City Council

Council Tax: Band B

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy Fish.

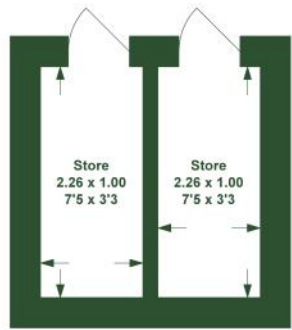
What3words Location : ///flagging.professed.placidly

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

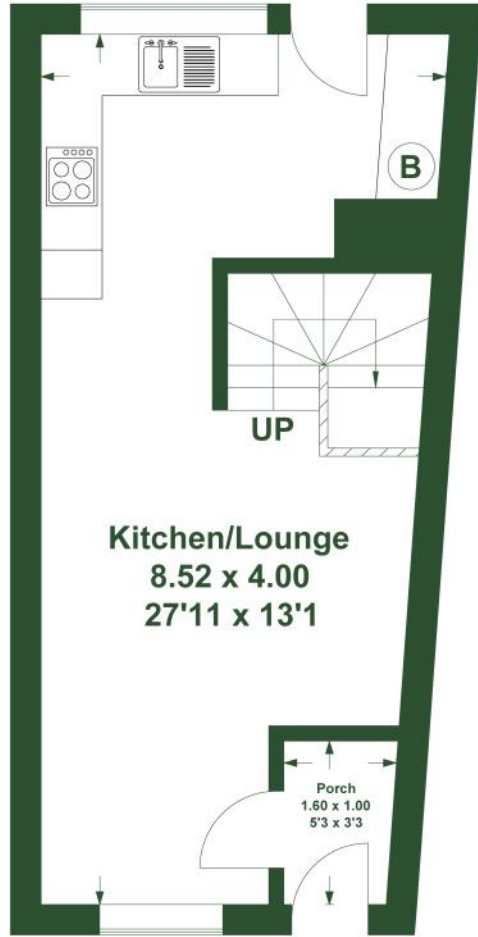
Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date

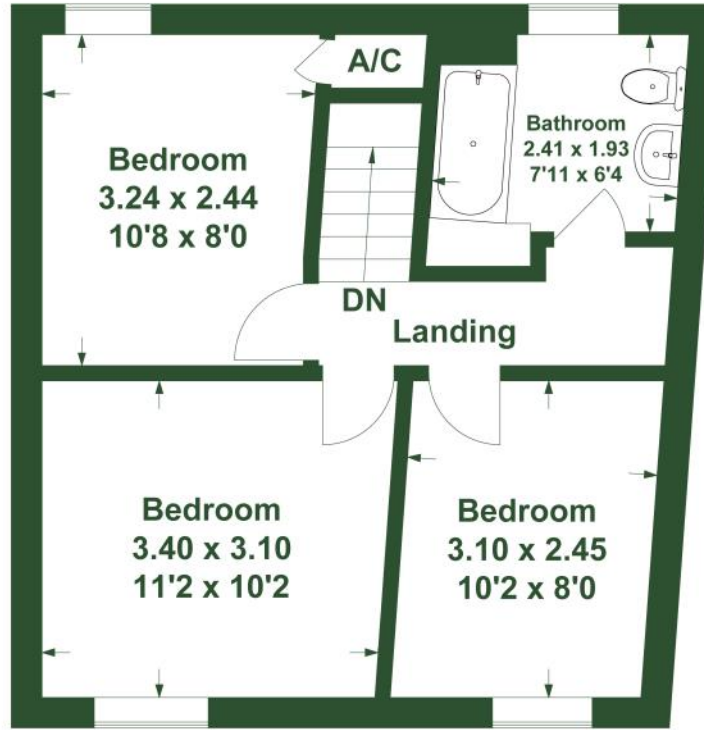
Approximate Gross Internal Area : 71.05 sq m / 765 sq ft
 Outbuilding: 4.85 sq m / 52 sq ft
 Total : 75.90 sq m / 817 sq ft



Outbuilding



Ground Floor



First Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



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