



6 The Croft, Warcop, Appleby-in-Westmorland, CA16 6PH

£900 Per Calendar Month



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£900 Per Calendar Month

Security Deposit: £1038.46



3 Bedrooms



1 Bathroom

- 
- Well-presented family home with generous living accommodation.
  - Excellent village location yet highly accessible.
  - Semi-detached property with good sized gardens, garaging and parking.
  - Available immediately.





Situated in a quiet residential cul-de-sac in the popular village of Warcop, 6 The Croft is a beautifully presented and generously proportioned family home offering flexible living space, private gardens and excellent access to the M6 and A66 - ideal for commuters and families alike. The property provides over 1,700 sq ft of accommodation including a detached outbuilding, and is thoughtfully laid out to suit modern family life.

Warcop is a well-regarded village offering a peaceful setting whilst being conveniently positioned for access to the M6 and A66, giving easy access to Penrith, Appleby and beyond.



A welcoming entrance hall sits centrally in the property and leads through to a spacious living room set around a brick fireplace with wood burning stove. To the rear, the spacious kitchen offers excellent space for family dining and day-to-day living, with a dining area to one side and direct access into a conservatory overlooking the garden.



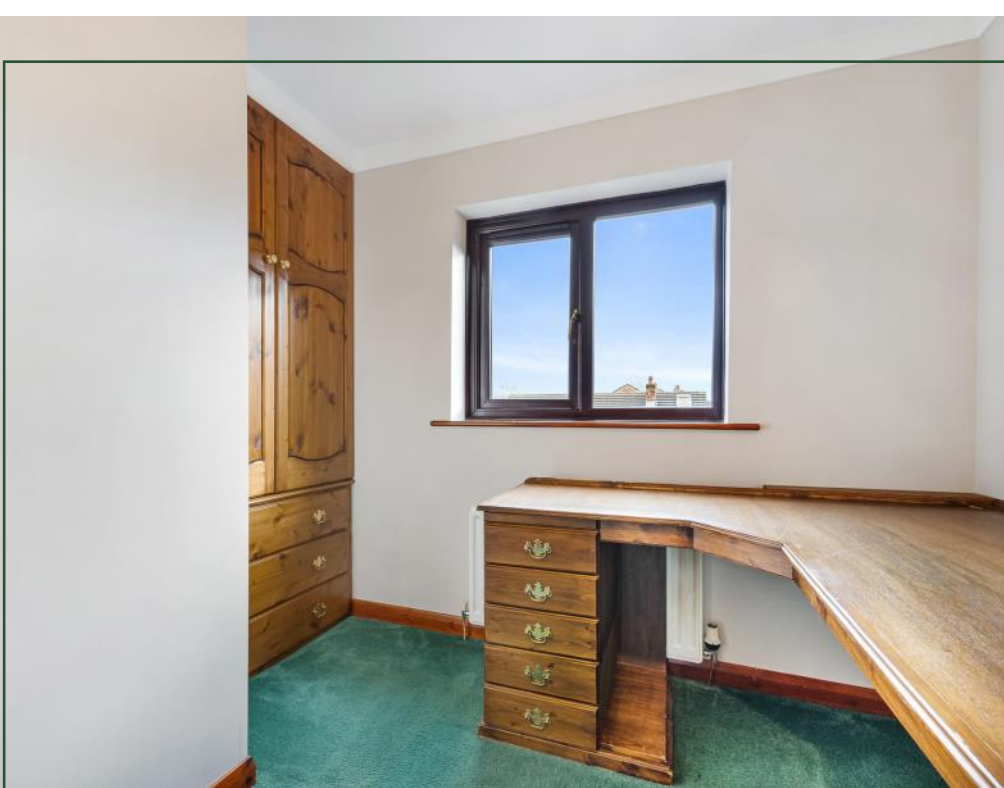
A useful utility room, separate WC and integral garage provide practical spaces, with internal access enhancing everyday functionality as well as an external access door.

The first floor offers three well-proportioned bedrooms. The principal bedroom is a sizeable room with fitted cupboards to one wall. A second spacious double bedroom and a third bedroom ideal as a child's room, guest space or home office complete the bedroom accommodation. A modern family bathroom serves the first floor.



Outside the property enjoys gardens to both the front and rear. The rear garden is enclosed, and has a lawned area to one side, with a low maintenance area to the rear. There is a summer house / shed building ideal for storage. To the front, there is further planted garden space and driveway parking leading to the garage.

This is a superb opportunity to rent a spacious family home in a sought-after location. Early viewing is recommended.



## General Remarks

**Services :** Mains electricity, mains water and mains drainage available and connected. Heating is via oil fired central heating.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Please note :** The Tenant is responsible for Council Tax, telephone and all other services consumed at the property for the full commencement of the Tenancy.

**Parking :** Allocated parking space.

**Footpaths / Bridleways :** None known

**Flooding :** The property has / has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Local Authority :** Westmorland and Furness      **Council Tax :** Band C

**Broadband :** Available locally. Tenants will be required to make their own connections.

**What3Words :** [/// //imprints.dashing.libraries](#)

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

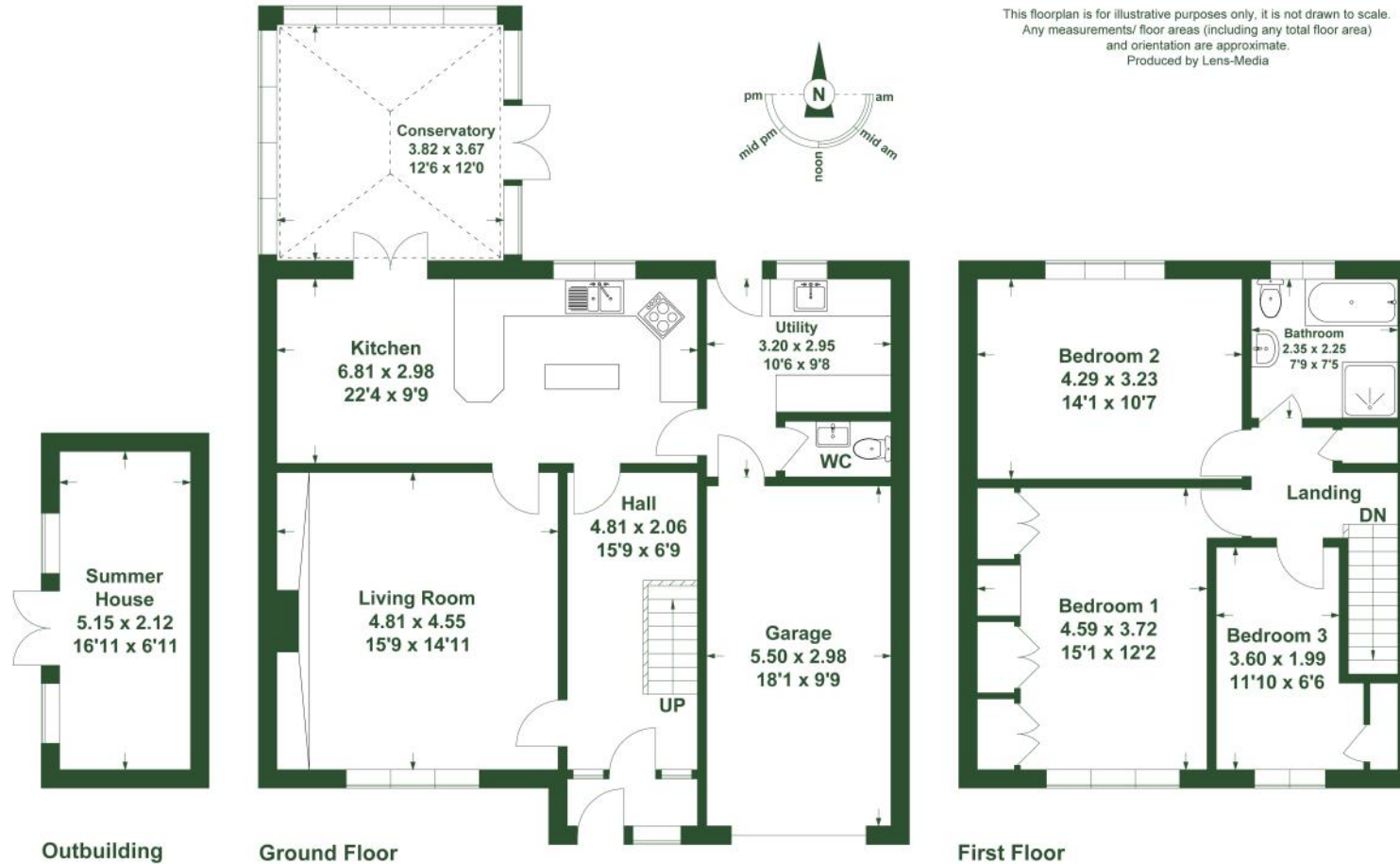
**References :** All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently 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 : 152.88 sq m / 1646 sq ft  
 Outbuilding : 10.91 sq m / 117 sq ft  
 Total : 163.79 sq m / 1763 sq ft



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 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		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



[Abarnett.co.uk](http://Abarnett.co.uk)

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