



Wray

£895 pcm

2 Greystones Cottages
Main Street
Wray
Lancaster
LA2 8QF

A beautifully presented two bedroom character cottage, which enjoys a rear garden and parking in the popular village of Wray. Accommodation comprises; living room with wood burner, kitchen, two bedrooms and bathroom.

- Grade II Listed Mid Terrace Cottage
- Living Room with Woodburner
- Modern Kitchen
- Two Bedrooms, Bathroom
- Rear Garden, Off Road Parking for One
- Furnishings Available by Negotiation
- No Smokers or Sharers
- Not Suitable for Pets
- Council Tax Band - C
- Available Mid/Late May

Property Ref: KLR3136

2 

1 

1  N/A 



Living Room

Location: From Kirkby Lonsdale proceed on the A65 toward Cowan Bridge and after crossing Stanley Bridge turn right onto Burrow Road A683 for approx. 3.6 miles. Turn right onto Greta Bridge continuing on the A683 for approx. 1.2 miles into the village of Melling. At the T junction take the left turning signposted Wennington and Bentham onto Lodge Lane and then after approx. 1 mile turn right at the junction onto the B6480 signposted for Lancaster and Wray. Follow this road into Wray village and then turn onto Main Street. Greystones Cottages can be found opposite the Village Institute on the right hand side. Parking is in front of the property on the cobblestones, this is suitable for one car no longer than 2.4 metres.

What3Words: ///haggle.scariest.bouncing

Furnishings: This property is offered unfurnished but furnishings can be available by negotiation and at an extra cost.

Services: Mains Electric, Gas, Water (Unmetered) and Drainage. Internet/WIFI to be arranged by tenant at own cost. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Kirkby Lonsdale Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will directly be managed by Hackney & Leigh.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term. The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: This property is Grade II listed and therefore does not require an EPC.

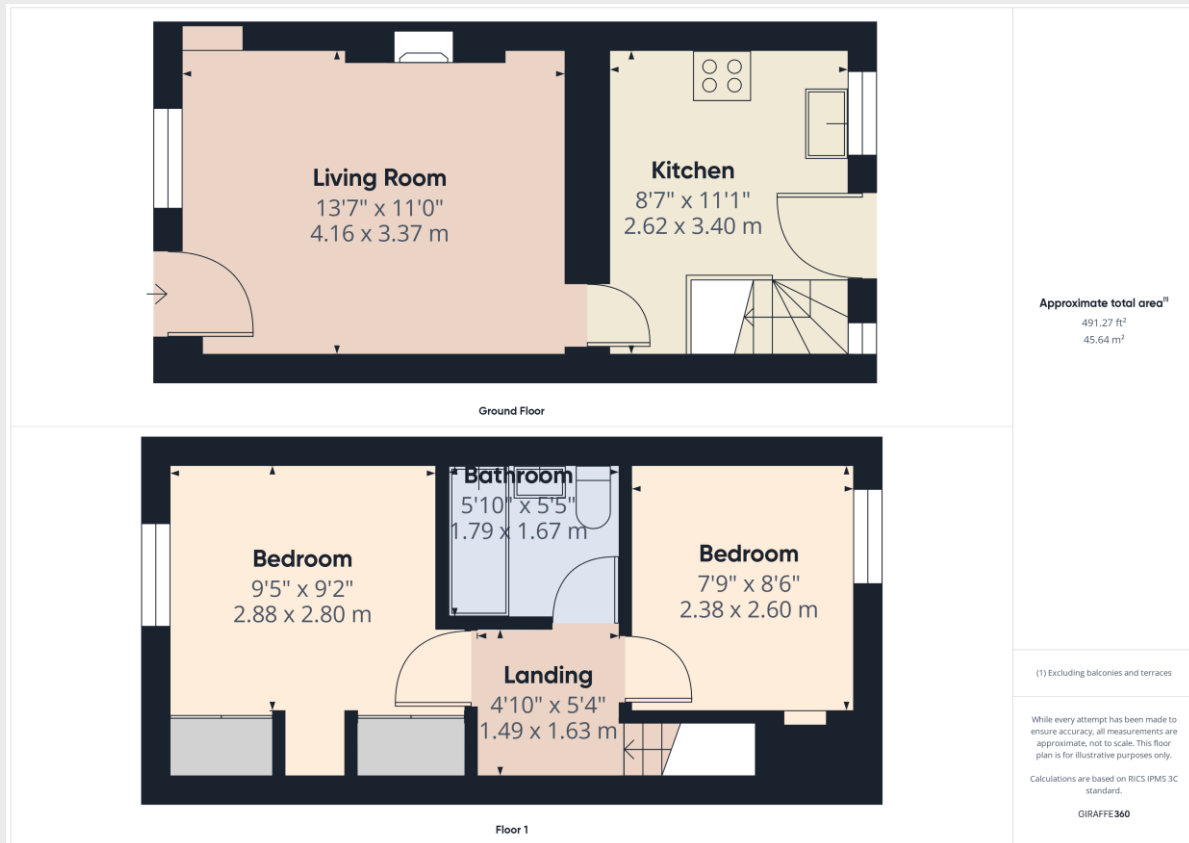
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Bedroom One



Garden



Main Street, Wray - Ref: KLR3136

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.