



LEIGHTON HALL, CARNFORTH, LA5 9ST
£1,450 per month

Carter Jonas

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4 bedroomed semi-detached cottage with garden, own parking for 2 cars & spectacular views, located on the Leighton Hall Estate. Access to the property is via the main drive and then down the private farm lane.

Leighton Hall itself is located within easy reach of J35 of the M6, only 3 miles by road. It has fantastic transport links to both the North and South of the UK. With Lancaster Northwest Rail boasting only 2hrs and 20mins to London! Manchester and the airport is even easier and quicker.

Carnforth is within easy reach – only 4 miles and is the main local town with all the normal daily facilities.

Details:

- Kitchen / Diner with separate larder.
- Large sitting room with open wood fireplace and door on to the garden.
- Utility / Cloakroom with toilet and sink, space for a separate washing machine and dryer.
- Office space.
- Small integral garage – currently carpeted and used as a playroom / storage.
- 2 double bedrooms.
- 1 Twin bedroom.
- 1 single room – can be a bedroom, dressing room or office space.
- Family bathroom with separate shower cubicle, bath, sink and toilet.
- Separate shower room with toilet and sink.

Garden – accessed from the sitting room and via the parking area with views to the RSBP Leighton Moss and on towards the Lake District.

Own parking for 2 cars next to the house.

Rent £1450 per calendar month.

Deposit £1,812.50 this will be placed into the DPS scheme for the duration of the tenancy.

Available for rent from mid to late August 2023, for a minimum of 6 months on and Assured Shorthold Tenancy.

EPC Rating – D.

Internet – Provided by B4RN – a Super-Fast Fibre directly to the property – up to 1,000 Mbps, with WIFI circ. 100 Mbps.

Council Tax – Band D set by Lancashire City Council.

Oil central heating and hot water system.

Water - own meter.

Electricity – own meter.

Septic tank.

Central recycling bins on the estate for tenants to use.

Separate household waste collection.

No white goods are provided by the Landlord.

No pets.

Viewing by appointment only.



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(85+)	A		89	
(81-84)	B			
(77-80)	C		63	
(73-76)	D			
(69-72)	E			
(65-68)	F			
(61-64)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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Classification L2 - Business Data

IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.