



**BROUGH, KIRKBY STEPHEN, CA17**  
£1,050 per month\*

**Carter Jonas**



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# MAINS HOUSE, BROUGH, KIRKBY STEPHEN, CUMBRIA, CA17 4DS

A two bedroom detached property situated on the edge of the village of Brough.

- Entrance Hall
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Detached
- Gardens
- Off Road Parking
- Unfurnished

## THE PROPERTY

Accommodation comprising entrance hall, leading to dining room, living room, office/study, kitchen leading to utility room and downstairs cloakroom. To the first floor are two bedrooms, office/study and separate family bathroom. Externally, there are gardens and off road parking.

Available unfurnished from Mid June 2025 for an initial 12 month tenancy.

EPC Rating E. Council Tax Band D (please see Westmoreland and Furness Councils Website for current cost)

Pets considered. No access to Loft. Mains electricity, water and drainage are connected to the property. Oil Central Heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Flood Risk: Low

At a rent of £1050 per calendar month

Holding deposit of 1 week's rent £242

Security deposit of 5 weeks rent £1211



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## ADDITIONAL INFORMATION

Offers	Available for an initial 12 month term
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band D
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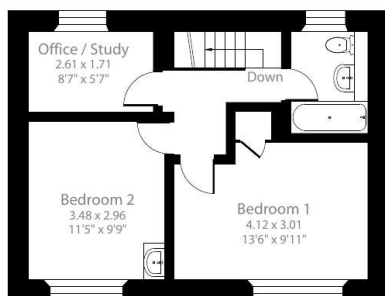
## Mains House, Brough, Kirkby Stephen, CA17

Approximate Area = 1158 sq ft / 107.5 sq m (excludes store)

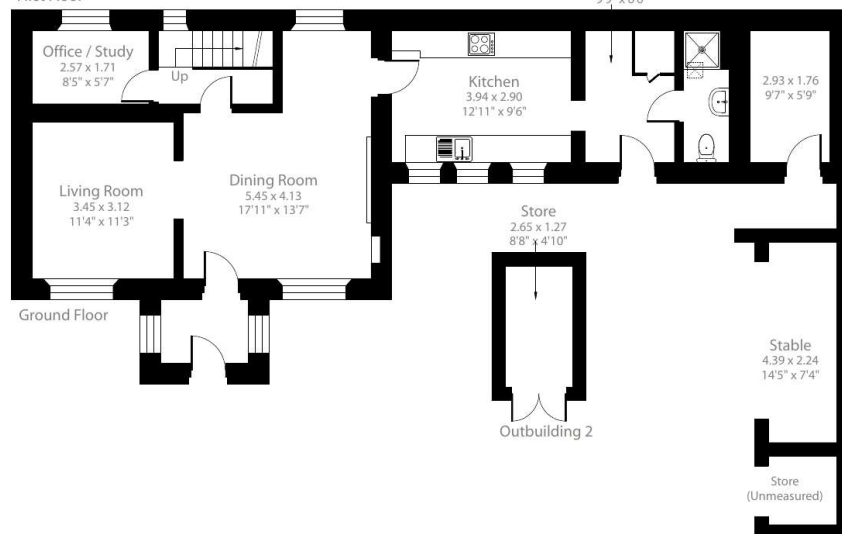
Outbuildings = 171 sq ft / 15.8 sq m

Total = 1329 sq ft / 123.3 sq m

For identification only - Not to scale

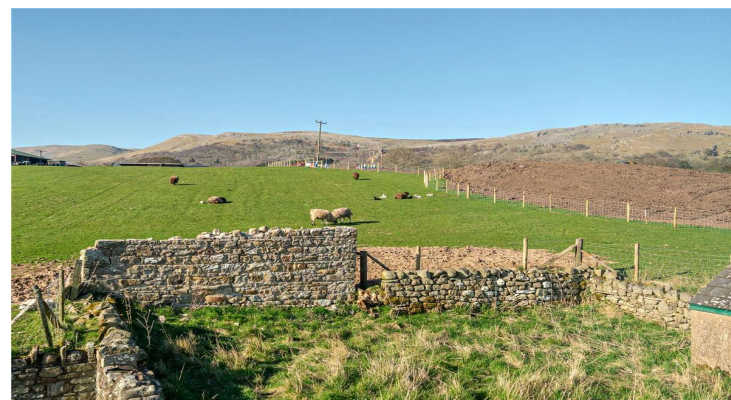


First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Carter Jonas. REF: 1255288



### IMPORTANT INFORMATION

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Classification L2 - Business Data