





GROVE COTTAGES is a spacious, well-presented characterful cottage in a picturesque location. With entrance lobby, living room, modern fitted kitchen, two bedrooms and bathroom with a four-piece suite. The property has been refurbished and is available immediately.

LOCATION

Brough itself benefits from a village shop, primary school, outreach post office, hotel, and public house, making it a well-connected and desirable place to live.

For secondary education, residents benefit from access to the highly regarded Kirkby Stephen Grammar School and Appleby Grammar School. Just five miles away, the thriving market town of Kirkby Stephen offers an extended range of facilities including a supermarket, banks, independent retailers, cafés, restaurants, pubs, hotels, and a variety of recreational and sporting amenities.

IMPORTANT INFORMATION Postcode: CA17 4BT.

Style of property: Characterful cottage.

Council tax band: A - Westmorland and Furness Council.

EPC Rating: D..

Heating type: Oil fired central heating.

Parking: There is on road parking on a first come first served basis.

Appliances included: Integrated electric oven and a four ring induction hob.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words:///purple.rigs.senders



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £19,500.

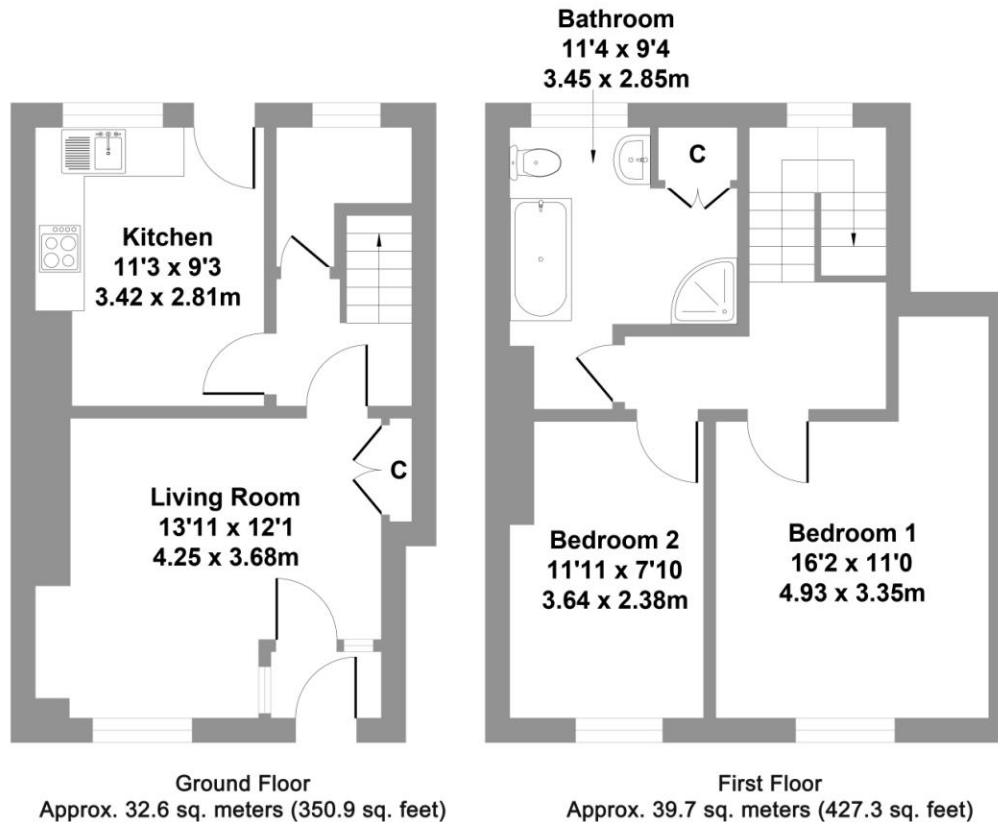
Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £750.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.



2 Grove Cottages
Total area approx. 72.3 sq. meters (778.2 sq. feet)



LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for H&H Land by Vue3sixty Ltd

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