

TO LET UNFURNISHED



A LARGE 5 BEDROOM HOUSE WITH PARKING
RECENTLY DECORATED AND RE-CARPETED

LANE HOUSE FARM
GALGATE
LANCASTER. LA2 0LH

SITUATION

Galgate is situated to the South of Lancaster and is within about 1 mile of the M6 at Junction 33 and approximately 2 miles from Lancaster University. The village has a primary school, shop and two public houses.

DIRECTIONS

From Lancaster, take the A6 towards Lancaster University. After passing the University, continue for approximately 2 miles and Lane House Farm is situated on the right hand side of the road after passing through Galgate.

DESCRIPTION

Lane House Farm is built of stone under a slate roof and oil fired central heating is installed. The accommodation includes:

Entrance Porch (3.56m x 3.20m) with understairs cupboard and double drainer stainless steel sink
Main Hallway (7.70m x 2.72m max) with feature archway and stairs to first floor

Lounge (5.55m x 5.35m) having a fireplace of tiled hearth, stone back and wood surround, radiator and alcove

Dining Kitchen (4.55m x 4.54m) with fitted wall and base units, part tiled walls, sink, fitted dishwasher, fitted oven and hob. Door to Cellar



Second Lounge (5.10m x 4.83m) having a tiled fireplace, 2 radiators and alcove with cupboards

Pantry (3.41m x 2.46m) having fitted wall and base units

Study (4.80m x 3.39m) with a tiled fireplace, built in shelves, understairs cupboard and radiator. Stairs to Bedroom

Store Room (3.56m x 2.40m) having a wall unit, sink and drainer with cupboards

Boiler Room (3.85m x 3.21m) with door to porch and outside, boiler, shelves and W.C.

Exposed wood staircase to

First Floor

Landing (5.52m x 2.55m)

Double Bedroom 1 (5.35m x 4.79m) with fitted wardrobes and radiator

Large Single Bedroom 2 (4.92m x 2.81m) having a radiator

Double Bedroom 3 (4.91m x 4.02m) with exposed wooden floor and radiator

Bathroom (2.95m x 2.49m) having a large shower cubicle with electric shower, wash hand basin, low flush W.C., part tiled, built in shelves and window seat

Double Bedroom 4 (3.89m x 3.35m) having a radiator, shelving and window seat

Single Bedroom 5 (3.37m x 2.51m) with radiator and stairs leading down to Study

Bathroom (3.59m x 3.31m) having a panel bath, corner shower cubicle with electric shower, pedestal wash hand basin and low flush W.C. Built in storage, cylinder cupboard and radiator

Staircase to

Attic



OUTSIDE

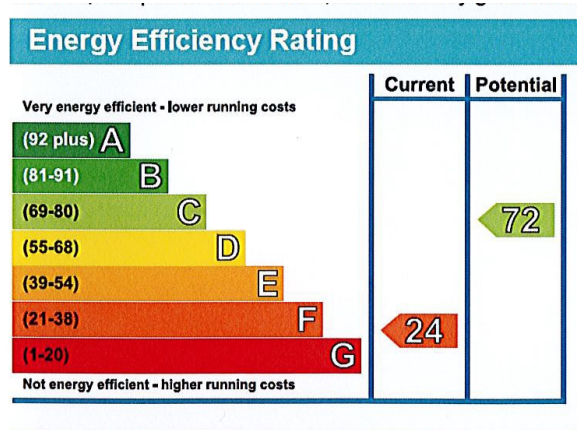
Large lawned garden with flower border and stone wall boundary, Parking for four vehicles.

SERVICES AND COUNCIL TAX

Mains electricity and water. Drainage to a septic tank.

The property is in Band F for Council Tax purposes.

The property has received an exemption regarding the EPC as follows—"All relevant improvements have been made and the property remains below an E. This is regulation 25.



CONDITIONS

The Landlords have informed us that they do not wish to have tenants who are smokers. The Landlords will consider two well-behaved pets.

OUTGOINGS

Rent

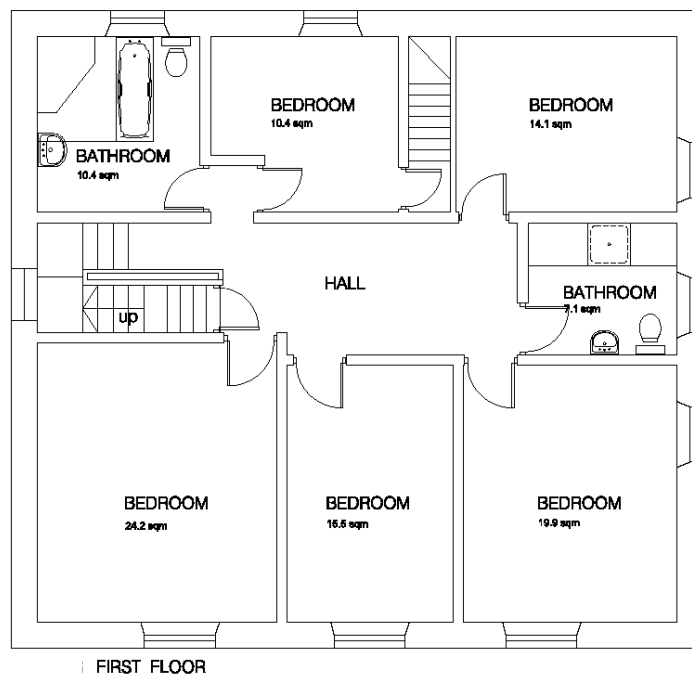
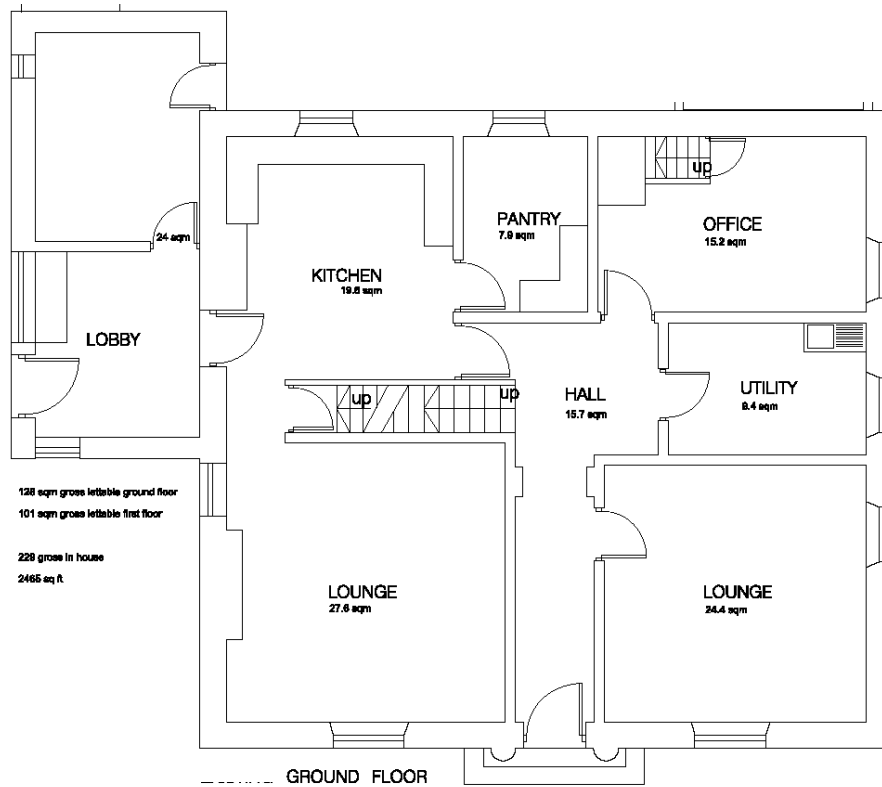
£800.00 per calendar month, payable monthly in advance by standing order and exclusive of water, electricity, telephone and council tax charges

Deposit

A damages deposit equivalent to one month's rent is required prior to occupation.

Financial Reference

Please complete the attached letter authorizing a financial reference. The charge for this will vary as to which bank/building society is used.



VIEWING

By appointment with the Agents.

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.