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CHARTERED SURVEYORS

Irvine Taylor

Residential Lettings To Let

**14 Cavendish Street
Lancaster
LA1 5QA**

£625 per calendar month



CONTACT

For further information or to arrange a viewing please contact:

Irvine Taylor Ltd
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- Well presented Victorian terrace house with many original features
- Accommodation over two floors includes 2 bedrooms, through living/dining room, modern fitted kitchen and three-piece bathroom
- Garden to front and yard to rear with decking area and laundry outbuilding

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX
Registered in England & Wales. No. 5319450 - Directors: D W B Taylor MRICS J M Easthope MRICS Co. Secretary: R W Carradice FRICS

LOCATION

The property is situated to the west of Lancaster, being within a 10-minute walk of the city centre, bus and train stations.

DESCRIPTION

The property is a Victorian middle terrace house that has been lovingly maintained and improved by the current owner. Internal viewings are essential to appreciate the character and space of this impressive home.

Kitchen



SERVICES & EPC

Mains water, electricity, gas, and drainage are connected to the property. A gas-fired boiler provides central heating. There is a log-effect gas-fired room heater in the lounge providing additional space-heating. A copy of the property's Energy Performance Certificate is available, on request.

VIEWING

Strictly by appointment with the sole agents, Irvine Taylor on 01524 60524.

ACCOMMODATION

The internal accommodation is over two floors and briefly comprises:

Ground floor – hallway, through lounge / dining room and kitchen.

Main bedroom



First floor – landing, two bedrooms and bathroom/WC.

To the landing is an access hatch to the loft space, which I understand is boarded for storage purposes.

Furthermore, there is a small garden to the front of the property and a yard area to the rear with decking area and outbuilding that is plumbed for both a washing machine and tumble dryer

Each room has been tastefully decorated and is fully double-glazed.

PRICE

The property is available to let at an asking rent of **£625 per calendar month**. It is available from February 2012 on an Assured Shorthold Tenancy, subject to appropriate references being obtained.

February 2012

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

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Finances Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

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