

**TO LET UNFURNISHED**  
**5 HIGH CASTLE TERRACE, LONGBYRE, GREENHEAD, CUMBRIA, CA8 7HU**



3 Bedroom mid terraced property located in a rural location between Gilsland and Greenhead

Property Reference: PR/EV/08/01  
 Particulars Prepared: 19 January 2012

**Rental**

Offers of rental are invited in the region of £460.00 per calendar month payable monthly in advance. The tenant will be responsible for all other outgoings on the property including Council Tax.

**Deposit**

A deposit of £500.00 will be required and held by Land Factor in a Stakeholders Account prior to the commencement of the tenancy. Land Factor is a member of the Tenancy Deposit Scheme and as such are governed by their regulations. Where there is no dispute at the end of the tenancy, subject to all commitments having been met, the deposit will be returned.

**Term**

The property will be available on an Assured Shorthold Tenancy for a term of 12 months.

**Location**

Travelling from Haltwhistle on the A69 turn left for Greenhead. Once over the bridge go straight over the crossroads in the direction of Gilsland for about a mile. The village of Longbyre is on your right.

**Services**

Mains water supply, mains electricity and mains drainage.

**Central Heating**

Coal fired central heating

**Council Tax Banding**

The property is in Band A

**THE ACCOMMODATION COMPRISES:-**

**On the Ground Floor:-**

Living Room with fireplace



Fitted Kitchen/dining room



**On the First Floor:-**

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom / WC

**Outside:-**

Garden to the front of the property. Coal bunker and small shed to the rear.

### Viewing

Strictly by appointment with the Agents -

### Land Factor

**Market Place**

**Haltwhistle**

**Northumberland NE49 0BP**

**Telephone: 01434 320363**

**Fax: 01434 320675**

### PROPERTY MISDESCRIPTIONS ACT

We endeavour to make our particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective tenants and their advisors should satisfy themselves to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fitting and equipment have not been tested.

### ENERGY PERFORMANCE CERTIFICATE

