

141 Scotforth Road

Scotforth, Lancaster, Lancashire, LA1 4JN



£900 Per calendar month

If you are looking for a spacious family home to rent then take a look at this wonderful four storey terrace with four generous sized bedrooms. there is a beautiful kitchen to the lower level with access out onto a great garden to the rear. No Pets or smokers. Available now, unfurnished.

A brief description

This fantastic four bedroom property has lots of character. Spread over four floors, this Victorian terrace offers plenty of space, from the gorgeous lower ground floor kitchen - complete with range cooker - to the spacious bedrooms and impressive bathroom upstairs.

With a private garden at the rear, and plenty of on street parking at the front - this home is ideal for tenants who work at the university, the hospital or commute further afield.



Key Features

- Four Storey Terrace Home
- Three Reception Rooms
- Four Double Bedrooms
- Kitchen with Space to Dine
- EPC Rating - D
- Modern Bathroom & Wet Room
- Private Enclosed Rear Garden
- Unfurnished Available Mid October
- Strictly no pets or smokers

About the location

Scotforth is one of Lancaster's most sought after residential areas. South of the city centre yet within a short drive/walk of it, Scotforth benefits from a diverse mix of homes and properties from the old to the new, the small to the large, therefore it benefits from a diverse mix of residents ranging from the first time buyer to the retired!

There's an excellent range of shops and amenities and some of the area's most sought after schools are in the neighbourhood. Bus routes are regular, access to the M6 is within only a few miles. Booths supermarket is also within walking distance.





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A brief description

The main entrance to the front of the home opens into a hallway which has access to the ground floor rooms. To the front of the home is where you will find a cosy living room, whilst there is a wonderful sized second reception room which offers an elevated aspect overlooking the rear garden.

To the lower ground floor is where you will discover the kitchen, space to dine, a handy three piece wet room and extra storage in the cellar area. Access to the garden can also be gained straight from the kitchen. Up to the first floor there are two brilliant sized bedrooms and a recently updated four piece bathroom suite whilst up on the top floor there are two further bedrooms which are large enough for double beds and built in eaves storage can be found on the landing.

Externally there is a courtyard style front garden with gated access which will lead you up to the main entrance. Once you are around to the rear you will find yourself in a secluded and well maintained garden which could be enjoyed all year round.

Ground and Lower Ground Floors

As you step inside the home opens into a vestibule and then through to the hallway which has a full run of the original mosaic tiles to the floor, a lovely feature. The high ceilings, deep skirtings and neutral decor combine to give a welcoming and elegant introduction to this period home.

To the front of the property is where you will find the living room which has been tastefully decorated and features a bay window to the front elevation helping to give the room a bright and airy feel. The stripped floor boards add extra character and there is an original style fireplace to the centre of the room. The second reception room offers a further seating area. This spacious and well appointed room is the perfect space where all the family can sit and relax together. Once again the floorboards are on show and there is a gas stove set in a stone Inglenook fireplace to the centre of the room. There are two windows to the rear elevation which offer a pleasing aspect down into the private enclosed garden.

Access to the lower level of the home can be gained from the second reception room and once you have descended the stairs you will find yourself in the open plan kitchen dining area. The kitchen offers plenty of built in storage and work space. The dishwasher, washing machine and the cooker are all included which is a real bonus. The stone flagged floor continues through to the dining area and there is a full height window to the rear looking out to the garden. French style doors also lead you out to the rear garden from the kitchen area.

The lower ground floor also offers a handy wet room which features a shower, wc and hand wash basin complete with a tiled floor. There is also a handy storage area to the front of the low ground floor which is the perfect space to hide away all your bits and pieces.

Up to the First and Second Floors

Once you are up to the first floor landing you will find the master bedroom which is to the front of the home. This fantastic sized double room has a great feel and will be large enough to accommodate all the furniture you will need. There is a feature fireplace to the centre of the room and a bay window looking out over the front.

The second bedroom on this level has been used as a study room however is also large enough to be used as a double bed if you so wish. This would make the perfect guest room or children's bedroom depending on your needs. Also to the first floor there is a recently updated bathroom which has been fitted with a four piece bathroom including a separate walk in shower cubicle and a large bath with central mixer taps. The room has been fully tiled including the floor with a decorative pattern.

Once you are up to the first floor there are two further bedrooms. The larger of the two bedrooms is to the front of the home and there is a further double room which has been decorated in a neutral style to the rear with a double glazed Velux window.

Outside Space

To the front of the home there is a courtyard style area with walled boundaries and gated access opens onto a pathway which will lead you to the front door.

Once you are round to the rear of the home you will find a private and secluded garden area which has been well maintained. There is a lawned area, mature plants and shrubs for colour all year round and a patio seating area. A pathway leads you down to the far end of the garden to a gate which opens up to the rear service lane for your bins etc.

Cost Information

What we like

We were very impressed with the spacious rooms inside this home and the tasteful fittings and decoration throughout. The fact there is even a private garden to the rear makes this home really stand out.



There are no upfront fees to pay on this property.

The deposit for this property will be £1000.00

JD Gallagher Estate Agents are part of UKALA who provide our CMP insurance and are part of the Property Redress Scheme

We may charge a tenant any or all of the following when required:

1. The rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year
3. Default fee for late payment of rent (after 14 days)
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant
6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.



Extra Information

- The combi boiler was fitted in 2017 by British Gas and is located in the dining area
- New French doors to the rear were fitted in 2015
- Triple glazed window to the master bedroom fitted in 2017
- Council Tax Band C
- Unfurnished

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