



TO LET

1 GREAT HEATH, BURTON IN LONSDALE
£950.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



1 GRETA HEATH, BURTON IN LONSDALE, CARNFORTH, LA6 3LH

Substantial 4 bedroomed end terraced located in a convenient position on the edge of Burton in Lonsdale Village, standing within good sized gardens with ample parking and attached garage.

Good sized, well presented family sized accommodation laid over two floors. Well decorated with upvc double glazed windows and gas fired central heating.

Available on an initial six months shorthold tenancy agreement with the facility to be extended if required.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom, Lounge/Dining, Kitchen.

First Floor

Landing, 4 Double Bedrooms, Bathroom.

Outside

Integral Garage, Driveway Parking, Rear Garden, Front Garden, Shed.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

5'5" x 9'9" (1.65 x 2.97)

Upvc double glazed external door, side panel and radiator.

Cloakroom:

4'0" x 9'9" (1.21 x 2.97)

Off the hallway, with WC, pedestal wash hand basin, upvc double glazed window.

Kitchen:

11'3" x 9'9" (3.42 x 2.97)

Range of kitchen base and wall units with complementary work surfaces, 1 ½ bowl sink, electric oven, gas hob, breakfast bar and built in fridge, upvc double glazed window, upvc part glazed external entrance door and radiator.





Lounge/Dining Room:

22'4" x 10'0" (6.80 x 3.04) plus 11'0" x 20'0" (3.35 x 6.09).

Spacious L-shaped room, with upvc double glazed bay window to the front, upvc double glazed window to the rear, multi-fuel stove within recessed fireplace, open tread return staircase to the first floor, 3 radiators exposed stone wall.



FIRST FLOOR:

Landing:

With access to 4 bedrooms and house bathroom.

Bedroom 1:

14'1" x 9'11" (4.29 x 3.02)

Double bedroom with upvc double glazed window, built in cupboard, radiator, and shower enclosure.



**Bedroom 2:**

12'10" x 10'0" (3.90 x 3.06)

Double bedroom with upvc double glazed window, built in cupboard and radiator.

**Bedroom 3:**

13'6" x 9'11" (4.11 x 3.01)

Double bedroom with upvc double glazed window and radiator.

**Bedroom 4:**

9'9" x 9'6" (2.97 x 2.91)

Double bedroom with upvc double glazed window, radiator, and glazed door access to balcony over the garage.

**Bathroom:**

8'2" x 5'1" max (2.48 x 1.54)

Three piece coloured bathroom suite comprising bath with electric shower over, WC, pedestal wash hand basin, radiator, tiled walls, cylinder cupboard with insulated cylinder.

**Outside:**

Integral garage with driveway and parking for several vehicles, front garden, large rear garden with lawn and mature shrubs, shed.

**Directions:**

Enter Burton in Lonsdale Village from Ingleton, after the community store take the first left turn, go down the Chapel Lane, take the second right turn onto Great Heath. A To Let Board is erected.

Tenure:

Available on a six months shorthold tenancy with the ability to be extended if required.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:

A rental of **£950.00** per calendar month, plus a returnable bond of **£950.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, gas, water rates, council tax, telephone, etc.

Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords then a holding deposit one week's rent is required hold the property. This deposit would not be required until you have been formally accepted by the landlord.

References:

The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

N.B.

The tenancy will run for at least the full six months, thereafter on a principle of the landlords giving two months notice for termination and the tenants giving one months notice of termination of the agreement.



Local Authority:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band D



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



www.tpos.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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