



TO LET

29 VICTORIA STREET, SETTLE
£600.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



29 VICTORIA STREET, SETTLE, BD24 9HD

2 bedroomed stone built mid terraced character cottage located in the popular Upper Settle area of town offering interesting accommodation laid over 2 floors.

The property offers cottage style accommodation comprising good size lounge with feature stone fireplace, large picture window open, to dining kitchen.

First floor large double master bedroom, single second bedroom and small house bathroom.

Available on an initial six months shorthold furnished tenancy agreement with the facility to be extended if required. No Pets.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Dining Kitchen.

First Floor

Landing, 2 Bedrooms and Bathroom

Outside

Small Outbuilding.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

12'0" x 13'6" (3.65 x 4.11)

Solid external entrance door, large double glazed screen multi pane window, radiator, feature stone fireplace with wood mantle and flagged hearth, 2 shelved alcoves, staircase up to the first floor, open under staircase, access through to dining kitchen.





Dining Kitchen:

12'0" x 8'0" (3.65 x 2.43)

Kitchen base units with complementary work surfaces, 1 ½ bowl stainless steel sink, wall cupboards, tiled flooring, ½ glazed rear external entrance door, space for table, double glazed window, gas fired central heating boiler, free standing cooker, Bosch dishwasher, free standing fridge.



FIRST FLOOR:

Landing:

With access to 2 bedrooms and a bathroom.

Bedroom 1: to the front

12'0" x 11'7" (3.65 x 3.53)

Double bedroom, single glazed sash window, radiator, bulk head shelf.



Bedroom 2: to the rear

9'7" x 6'4" (2.92 x 1.93)

Single glazed window, radiator.

**Bathroom:**

5'0" x 6'5" (1.52 x 1.95)

Tub bath with electric shower over, pedestal wash hand basin, WC, single glazed window, radiator and tiled walls to dado, wall mirror, heated towel rail.

OUTSIDE:

Rear passage, small stone shed.

Directions:

Leave our Settle office and go down High Street. Bear left at the junction onto Victoria Street. No.29 is located further up on the left hand side after about 200 yards, a "To Let" board is erected.

**Tenure:**

Available on a six months shorthold tenancy (Furnished) 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 **£600.00** per calendar month, plus a returnable bond of **£600.00** 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 of one weeks rent is required to 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.



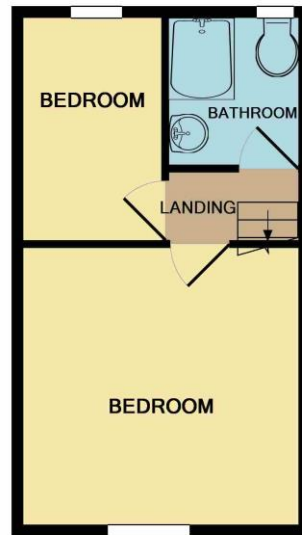
Local Authority:
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ
 Council Tax Band C

Address: 29 Victoria Street, SETTLE, North Yorkshire, BD24 9HD
 RRN:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
NOT energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Market Place
 Settle
 North Yorkshire
 BD24 9EJ



Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.tpos.co.uk

www.rightmove.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 a 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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