



TO LET

13 EAST VIEW, SETTLE
£1,000 PCM



Visit Our Website www.nwapropertymanagement.co.uk



13 EAST VIEW, SETTLE, BD24 9AU

Substantial 3 bedroomed extended end terraced property located in a convenient position, approximately a quarter of mile from the centre of town.

Immaculately presented accommodation laid over three floors with quality fixtures and fittings throughout.

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

Part furnished, with extensive living space to the ground floor with rear extension, two good sized double bedrooms and modern shower room to the first floor, second floor fantastic master bedroom with dormer window and 4 piece ensuite bathroom.

Outside ample gardens parking and a garage.

Well worthy of internal inspection to appreciate the size and quality of the property.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Dining Room, Kitchen.

First Floor

Landing, 2 Bedrooms, Shower Room.

Second Floor

Master Bedroom, Large Bathroom.

Outside

Fore Garden, Rear Gravelled Area, Garage, Rear Garden.

ACCOMMODATION

GROUND FLOOR:

Lounge:

14'10" x 11'8" (4.52 x 3.55)

Upvc part glazed external entrance door, upvc double glazed window, staircase to the first floor, electric stove in recess, and radiator.





Dining Room:

14'8" x 13'0" (4.47 x 3.96)

Open to the kitchen extension, flame effect wall mounted gas fire, shelved alcove, and radiator.



Kitchen:

14'5" x 13'0" (4.39 x 3.96)

Good sized kitchen extension with extensive range of modern kitchen base units with complementary work surfaces, island unit with complementary work surface, built in Bosch electric double oven, 5 ring gas hob, stainless steel extractor hood, 1 ½ bowl sink with mixer taps, half glazed upvc external entrance door to covered area, upvc double glazed window, two Velux roof lights, vertical radiator.



FIRST FLOOR:

Landing:

Access to two bedrooms and shower room, staircase to second floor.

Bedroom 2: Front

9'7" x 10'0" (2.92 x 3.04) plus 5'5" x 5'5" (1.65 x 1.65)

Double bedroom, with two upvc double glazed windows, radiator, coved ceiling, recessed spotlights.





Bedroom 3: Rear

9'4" x 14'0" (2.84 x 4.26)

Double bedroom with built in wardrobe, radiator, coved ceiling, recessed spotlights.



Shower Room:

5'2" x 9'0" (1.57 x 2.74)

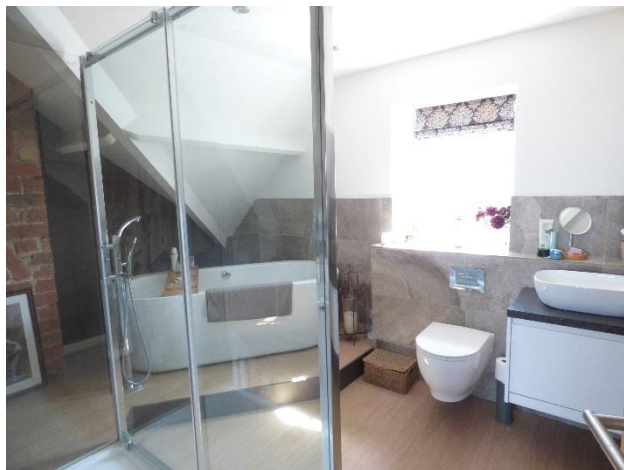
Well appointed room with shower enclosure with drencher shower off the system, WC, vanity wash hand basin, upvc double glazed window, recessed spotlights, heated towel rail.

SECOND FLOOR

Master Bedroom:

14'9" x 15'6" (4.49 x 4.72)

Large double bedroom, upvc double glazed dormer window with superb views, loft access, vertical radiator.



Bathroom:

14'6" x 8'0" (4.42 x 2.43)

Well-appointed four piece bathroom suite comprising free standing bath on plinth, vanity wash hand basin, shower enclosure with drencher shower off the system, WC, single glazed window, recessed spotlights.



Outside:

Front: Pleasant landscaped fore garden with raised beds.

Side: access

Rear: parking space, garage, and additional rear garden.



Directions:

Leave the Settle office and go down Cheapside, bear left on to Duke Street. After approximately $\frac{1}{4}$ of a mile, East View is on the right hand side. 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 **£1000.00** per calendar month, plus a returnable bond of **£1000.00** 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 week's 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 D

13 East View SETTLE BD24 9AU		Energy rating C
Valid until 2 August 2032	Certificate number 0322-3018-2208-1872-9204	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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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