



TO LET

6A CHAPEL STREET, SETTLE
£625.00 PCM



N · W · A

**PROPERTY
MANAGEMENT**

www.rightmove.co.uk



6A CHAPEL STREET, SETTLE, BD24 9HS

Studio apartment located within this superbly converted property which comprises 5 apartments situated in a convenient position, approximately 100yards from the Market Square.

Upgraded/renovated to a high standard, with the benefit of a small rear paved yard area. Shared access to the front, private rear access.

Available on an initial six months shorthold tenancy agreement (Un-Furnished) with the facility to be extended if required. No Pets and No Smokers.

ACCOMMODATION COMPRISES:

Ground Floor

Shared Entrance Hallway, Lounge/Kitchen, Sleeping Area, Shower Room.

Outside

Small Rear Paved Yard Area with drying rights.

ACCOMMODATION

GROUND FLOOR:

Lounge/Kitchen:

13'4" x 15'3" max (4.06 x 4.64)

Range of modern kitchen base with complementary work surfaces, stainless steel sink with mixer taps, built in electric oven and hob, extractor hood, space for fridge, two double glazed windows, glazed rear entrance door, electric heater, large under stairs storage area with plumbing for automatic washing machine.



Bedroom:

8'6" x 11'0" (2.59 x 3.35)

Electric heater.

Shower Room:

4'0" x 7'0" (1.21 x 2.13)

Three piece bathroom suite comprising shower cubicle with electric shower, WC, vanity wash hand basin.



Outside:

Rear paved and fenced yard.

Directions:

Leave the Settle office and do down the High Street, when you get to the end turn right on to Chapel Street, and the flats are immediately on your left. A To Let board is erected.

Tenure:

Available on a six months shorthold tenancy (Un-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 **£625.00** per calendar month, plus a returnable bond of **£625.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, 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.



Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

6A CHAPEL STREET SETTLE BD24 9HS		Energy rating C
Valid until 6 December 2030	Certificate number 9538-3303-2126-2600-5581	

Property type Ground-floor flat

Total floor area 37 square metres

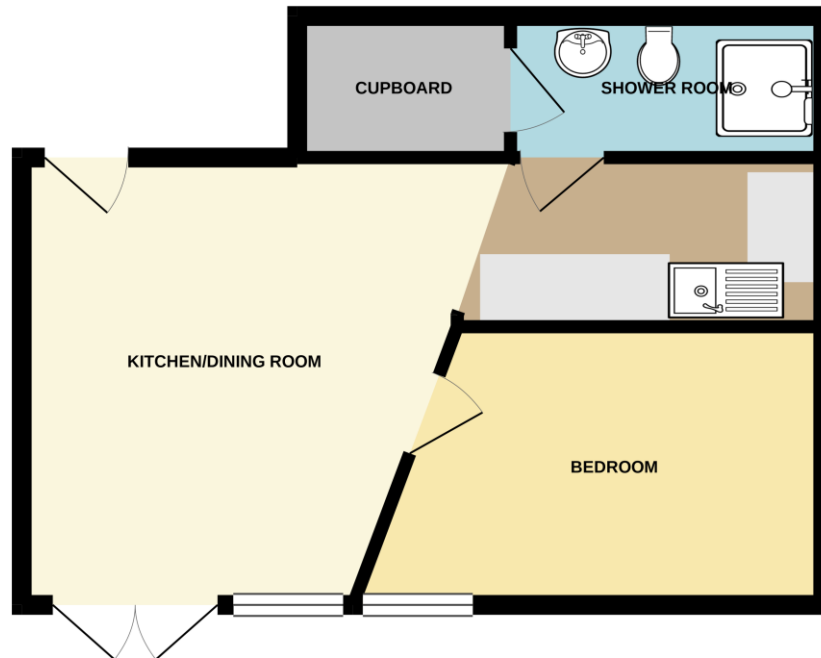


Local Authority:

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

Council Tax Band A

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA : 386 sq.ft. (35.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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 **rightmove.co.uk**
The UK's number one property website

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Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.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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