



# TO LET

**THE CHIMNEYS, HIGH STREET, SETTLE**  
**£650.00 PCM**



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## THE CHIMNEYS, BANK BUILDINGS, HIGH STREET, SETTLE, BD24 9EX

Exceptional 1 double bedroomed ground floor apartment, located in a very convenient position in the centre of Settle.

The property has been totally renovated, with well planned accommodation comprising L shaped Lounge/Dining Area, Kitchen with appliances, double Bedroom and Shower Room.

All new upvc double glazed windows and external doors, gas fired heating via underfloor system.

Decorated and presented to a very high standard and specification with quality fixtures and fittings throughout.

Available on an initial six month's shorthold tenancy agreement, unfurnished, with the facility to be extended if required.

Viewing highly recommended.

### ACCOMMODATION COMPRISES:

Lounge/Dining Area, Kitchen, Bedroom, Shower Room

#### Outside:

Rear decked area.

### ACCOMMODATION:

#### Lounge/Dining Area:

16'10" x 9'0" (5.13 x 2.74) plus 9'6" x 5'1" (2.89 x 1.54)

Upvc part glazed external entrance door, large upvc double glazed window, underfloor heating.



#### Kitchen:

7'7" x 11'4" (2.31 x 3.45)

Very well appointed kitchen with range of new kitchen base units with complementary worksurfaces, wall units, 1½ bowl stainless steel sink with mixer taps, built in electric oven, gas hob, extractor hood, fridge, dishwasher, ½ glazed upvc external door, upvc double glazed window, recessed spotlights, underfloor heating.







### Bedroom:

9'4" x 11'0" (2.84 x 3.35)

Double bedroom, upvc double glazed window, underfloor heating.



### Shower Room:

6'6" x 10'9" (1.98 x 3.27)

Very nice shower room comprising large walk in shower enclosure with drencher shower off the system, WC with hidden cistern, wall mounted wash hand basin, tiled walls, tiled floor with underfloor heating, heated towel rail, gas fired central heating boiler in cupboard. Washing machine in cupboard also.



### OUTSIDE:

Enclosed rear yard area with decking.

### Directions:

Leave Settle office onto the High Street. Bank Building is on the righthand side. The Chimneys is located around the side. A To Let board is erected.

### Tenure:

Available on a six month's 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 **£650.00** per calendar month, plus a returnable bond of **£650.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity (via coin meter), 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 landlords.

### 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:

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

Council Tax Band A

The Chimneys Flat 3 Bank Buildings, High St Settle BD24 9EX		Energy rating <b>C</b>
Valid until <b>30 May 2033</b>	Certificate number <b>2664-3005-1205-7127-7204</b>	
Property type	Ground-floor flat	
Total floor area	49 square metres	