



# TO LET

**20 BUTTERBERGH, HIGH BENTHAM**  
**£825 PCM**



Visit Our Website [www.nwapropertymanagement.co.uk](http://www.nwapropertymanagement.co.uk)



## 20 BUTTERBERGH, HIGH BENTHAM, LA2 7FG

Well-presented semi-detached bungalow, located in an elevated position on this quiet cul-de-sac on the Butts Lane development with distant views of Ingleborough at the rear.

Offering two bedroomed accommodation with attached garage with side access from the kitchen, lounge/dining room, and shower room.

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

High Bentham is a popular Market Town situated within scenic countryside on the edge of the Forest of Bowland Area of Natural Beauty.

The town has all local amenities, including shops, pubs, school, churches, and railway station with links to Lancaster and Leeds.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, 2 Bedrooms, House Shower Room, Lounge/Dining, Kitchen.

#### Outside

Attached Garage, Driveway, Fore Garden, Rear Garden, Patio Area, Shed.

### ACCOMMODATION

#### GROUND FLOOR:

##### L-Shaped Entrance Hall:

Side upvc part glazed external door, Access to principal rooms, large store cupboard, radiator. Loft access.

##### Bedroom 2: To the Front

9'9" x 11'1" (2.98 x 3.38)

Double bedroom with two upvc double glazed windows with blinds, radiator.



##### Bedroom 1: To the Front

13'5" x 13'0" (4.10 x 3.97)

Large double bedroom with upvc double glazed window, and radiator.







### **Lounge/Dining:**

19'0" x 13'0" (5.78 x 3.97)

Large open room with three upvc double glazed window with views over the garden, feature fireplace with gas fire, two radiators.



### **Kitchen:**

10'9" x 11'1" (3.28 x 3.39)

Range of kitchen base and wall units with complementary work surfaces, built in dishwasher, stainless steel sink with mixer taps, built in Fridge/Freezer, built in electric oven and gas hob, with extraction hood over, radiator, access to garage.



### **Shower Room:**

7'8" x 6'7" (2.33 x 2.00)

Shower enclosure with shower off the system, vanity wash hand basin, WC, tiled floor, and radiator.



### **Garage:**

18'0" x 8'10" (5.49 x 2.68)

Attached garage with up/over door, gas fired combination boiler, power and light, loft hatch.



### **Outside:**

Gated driveway with access to garage, small fore garden with mature shrubs, side pedestrian access to rear garden, with patio area, lawn, mature trees and shrubs, fenced boundaries, and wooden shed.



### **Directions:**

From the Bentham office go down main street, straight on and take second left turning onto Butts Lane, next the next turning on left onto Butterbergh, do straight up to the top, and No 20 is on the righthand 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 **£825.00** per calendar month, plus a returnable bond of **£825.00** 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 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:

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

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

20 Butterbergh Bentham LANCASTER LA2 7FG	Energy rating <b>C</b>
Valid until <b>6 June 2033</b>	Certificate number <b>0330-2223-7260-2407-6755</b>

**Property type** Semi-detached bungalow

**Total floor area** 75 square metres



Market Place  
Settle  
North Yorkshire  
BD24 9EJ

Tel: 01729 825219 Option 2

Email: [lettings@nwapropertymanagement.co.uk](mailto:lettings@nwapropertymanagement.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)



[www.tpos.co.uk](http://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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