



TO LET

7 MILLHOLME DRIVE, HIGH BENTHAM
£ 880.00 p.c.m.



Visit Our Website www.nwapropertymanagement.co.uk



7 MILLHOLME DRIVE, HIGH BENTHAM, LA2 7NE

3 bedrooomed, semi-detached property located in a popular area of High Bentham. Offering good sized accommodation laid over 2 floors.

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

The property has double glazed windows and gas fired central heating installed, with gardens to the front and rear. The Garage is Not included within the tenancy.

No Cats are allowed but One other Pet will be considered by the Landlords.

High Bentham is a popular market town and is within easy reach of Kirby Lonsdale & Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen/Dining.

First Floor

Landing, 3 Bedrooms, Bathroom.

Outside

Front Garden and Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

Covered entrance with meter cupboards.

Lounge:

13'6" x 14'6" (4.14 x 4.44)

With upvc external entrance door, with side panel, upvc double glazed window to the front, gas fire within feature fireplace with wood mantel and marble hearth, staircase up to the first floor, radiator, part glazed timber door to the kitchen dining room.





Kitchen/Dining Room:

10'7" x 14'6" (3.24 x 4.44)

Upvc double glazed rear door with side panel. Upvc double glazed window, range of kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer taps, Integral oven, gas hob with extractor hood, plumbing for washing machine, cupboard housing gas central heating boiler, space for table, and radiator.



FIRST FLOOR:

Landing:

With access to 3 bedrooms and bathroom, loft access and radiator.

Bedroom 1: Rear

11'1" x 8'6" (3.38 x 2.61)

Double bedroom with upvc double glazed window, built in wardrobe, and radiator.



Bedroom 2: Front

11'0" x 8'6" (3.37 x 2.61)

Double bedroom with upvc double glazed window, built in wardrobe, and radiator.





Bedroom 3: front

7'4" x 5'8" (2.24 x 1.73)

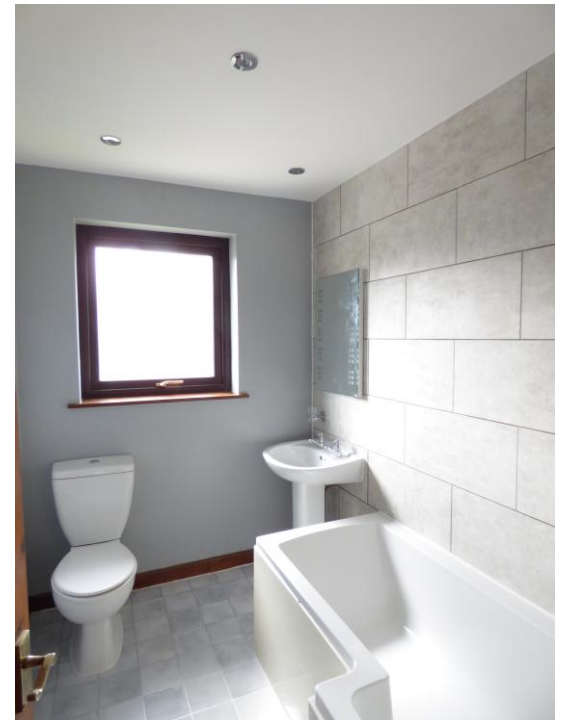
Single bedroom with upvc double glazed window, built in cupboard and fitted shelves.



Bathroom:

8'0" x 5'7" (2.45 x 1.72)

With 3-piece bathroom suite comprising P- bath with shower over, pedestal wash hand basin, WC, Tiles walls and floor, upvc double glazed window, heated towel rail.



Outside:

Front:

Front garden laid to lawn, and mature plants and shrubs, hedge boundary, side access to the rear.

Rear:

Lawn with hedged/fenced boundaries, gate onto Millholme Drive.



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**Directions:**

Leave the Bentham Office and go down Station Road, go over the railway bridge and then take the right turn onto Wenning Avenue. The second left takes you on to Millholme Drive and No.7 is on the left-hand side. 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 **£880.00** per calendar month, plus a returnable bond of **£880.00** 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 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 B

7 Millholme Drive Bentham LANCASTER LA2 7NE		Energy rating C
Valid until 26 March 2034	Certificate number 0370-2633-2370-2424-6685	
Property type	Semi-detached house	
Total floor area	68 square metres	

 **rightmove.co.uk**
The UK's number one property website

Market Place
Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

www.tpos.co.uk

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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