



RIBBLESDALE COURT

# TO LET

**4 RIBBLESDALE COURT, LONG PRESTON**  
**£ 950.00 p.c.m.**



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



## 4 RIBBLESDALE COURT, LONG PRESTON, BD23 4RF

3 bedroomed, mid terraced house offering good sized family accommodation on a cul-de-sac street on the edge of Long Preston Village.

Double glazed windows, gas fired central heating and recently installed kitchen. Good sized front garden, rear yard, parking and single garage in block of 4.

Light and airy with pleasant distant views to the front.

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

Long Preston is a popular village located on the edge of the Yorkshire Dales National Park. The village has some local amenities such as village shop, public house, church, village hall and railway station.

### ACCOMMODATION COMPRISES:

#### **Ground Floor**

Entrance Hall, Lounge/Dining Room, Kitchen.

#### **First Floor**

Landing, 3 Bedrooms, Bathroom.

#### **Outside**

Lawned Fore Garden, Driveway, Garage, Parking Space.

### ACCOMMODATION:

#### GROUND FLOOR:

##### **Entrance Hall:**

With part glazed external stable entrance door, staircase up to the first floor, understairs store cupboard with plumbing for washing machine, radiator.

##### **Lounge/Dining Room:**

11'9" max x 22'5" (3.58 x 6.83)

Through room with upvc double glazed to the front and rear, 2 radiators.





### **Kitchen:**

7'9" x 9'1" (2.36 x 2.76)

Recently installed kitchen base units with marble effect complementary worksurfaces, wall units, sink with arched mixer taps, built in electric oven and induction hob, extraction hood, space for fridge, space for dishwasher/washing machine, half glazed external entrance door.



### **FIRST FLOOR:**

#### **Landing:**

With access to 3 bedrooms and bathroom.

#### **Bedroom 1: (front)**

12'6" x 14'5" (3.81 x 4.39)

Double bedroom with double glazed window, radiator, walk in wardrobe/cupboard.



#### **Bedroom 2: (rear and over archway)**

12'9" x 9'7" (3.88 x 2.92)

Double bedroom with double glazed window and radiator.





**Bedroom 3: (rear)**

9'6" x 9'10" (2.89 x 2.99)

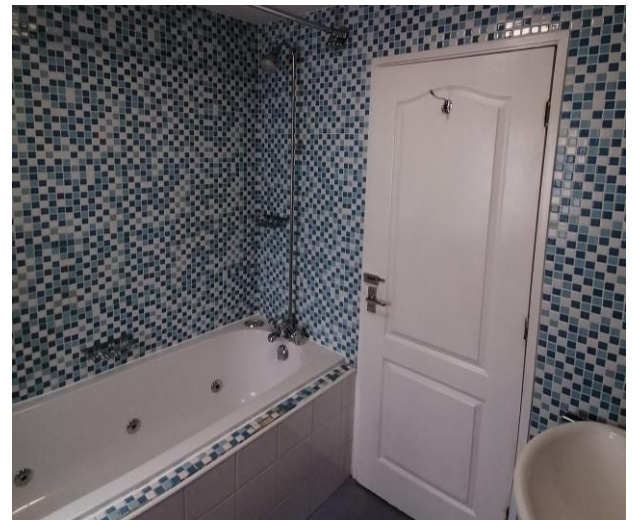
Upvc double glazed window, mirror and radiator.



**Bathroom:**

6'0" x 7'6" (1.82 x 2.28)

With 3-piece white bathroom suite comprising bath with shower over, wash hand basin, WC, upvc double glazed window, tiled walls.



**Outside:**

**Front:**

Front garden mainly laid to lawn with small, paved area, driveway, access under the arch.

**Rear:**

Paved rear yard area. Single Garage with up/over door (1<sup>st</sup> one on right in block of 4) with power and light. Parking in front of garage.



**Directions:**

Leave Settle on the A65 and enter Long Preston Village. Take the right turning after the Boars Head onto Station Road. Proceed down Station Road and go over the railway bridge and then turn immediately right on to Ribblesdale Court. No.4 is on the right, a To Let Board is erected.

**Tenure:**

Available on a Six month 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 **£950.00** per calendar month, plus a returnable bond of **£950.00** 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 C



Market Place  
Settle  
North Yorkshire  
BD24 9EJ



Tel: 01729 825219 Option 2

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

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

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

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