



# TO LET

**ATTERMIRE FLAT, MARKET PLACE, SETTLE**  
**£650.00 PCM**



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



## ATTERMIRE FLAT, MARKET PLACE, SETTLE, BD24 9EJ

Two bedroomed first and second floor apartment located in a superb position in the centre of Settle with views over the Market Place.

Spacious light and airy accommodation laid over two floors available to let unfurnished.

Ideal property for couple, small family or single occupant.

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

### ACCOMMODATION COMPRISES:

#### First Floor

Lounge, Kitchen, Inner Hallway, Bathroom.

#### Second Floor

Landing, 2 Double Bedrooms.

#### Outside

Rear Access Staircase/Landing Area.

### ACCOMMODATION

#### GROUND FLOOR:

##### Kitchen:

11'10" x 14'7" (3.60 x 4.44)

Half glazed upvc double glazed external entrance door, range of kitchen base units with complementary worksurfaces, stainless steel sink, electric cooker, extraction hood, wall units, space for table, radiator, double glazed window.

##### Inner Lobby:

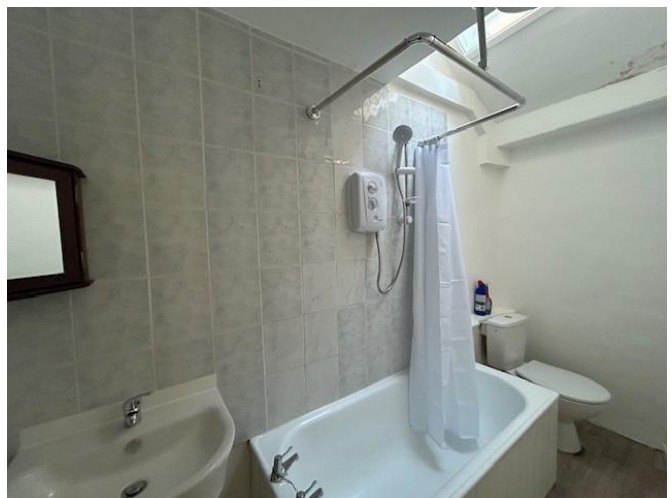
2'10" x 11'7" (0.86 x 3.53)

Access to lounge, kitchen and bathroom.

##### Bathroom:

4'0" x 10'0" (1.21 x 3.04)

Three-piece white bathroom suite comprising bath with electric shower over, low flush WC, pedestal wash hand basin, radiator.



**Lounge:**

17'9" x 16'10" (5.41 x 5.13)

Large room with beamed ceiling, two double glazed windows with aspects over the Market Square, two radiators, staircase to the second floor.

**SECOND FLOOR:****Landing:**

Access to two bedrooms.

**Bedroom 1: Front**

17'7" x 8'7" (5.35 x 2.61)

Double bedroom, upvc double glazed window, ornate fireplace.

**Bedroom 2:**

13'0" x 8'2" (3.96 x 2.48)

Double bedroom with upvc double glazed window and radiator.

**Outside:**

Rear Access staircase/landing area.

**Directions:**

Leave the Settle Office and turn right the flat is above the Butchers in the Market Square. A To Let Board is erected.

**Tenure:**

Available on a six-month 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, 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 month's 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

Attamire Flat Market Square Market Place SETTLE BD24 9EJ		Energy rating  <b>D</b>
Valid until <b>7 October 2035</b>	Certificate number <b>8590-8485-0422-8504-3053</b>	
Property type		Top-floor flat
Total floor area		80 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 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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