



# TO LET

**2ND FLOOR APARTMENT, 33B MAIN STREET, HIGH BENTHAM  
£ 750.00 PCM**



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



## **SECOND FLOOR APARTMENT, 33B MAIN STREET, HIGH BENTHAM, LANCASTER, LA2 7HQ**

Large three bed roomed spacious second floor apartment located in a very convenient position in the centre of High Bentham.

Recently upgraded with modern kitchen and bathroom fittings, ready for immediate occupation.

Double glazed windows, and gas fired central heating.

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

Bentham is a popular market town set within stunning countryside, the town has all local amenities and rail links to Skipton, Leeds, and Lancaster.

Well worthy of inspection to appreciate size, position and layout.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

#### **First Floor**

#### **Second Floor**

Landing, Lounge, Kitchen, 3 Bedrooms, House Bathroom.

### **ACCOMMODATION**

#### **SECOND FLOOR:**

##### **Landing:**

6'7" x 14'6" (2.00 x 4.42) plus 3'5" x 5'10" (1.04 x 1.77)

Half glazed upvc double glazed external door.

Spacious landing area with access to principal rooms, radiator, cupboard.

##### **Lounge:**

19'3" x 16'0" (5.86 x 4.87)

Large room with two double glazed windows, radiator, feature fireplace, wall lights.





### **Kitchen:**

18'6" x 10'6" (5.63 x 3.20)

Range of kitchen base units with complementary work surfaces, wall units, cooker, electric hob, cooker hood, sink with mixer taps, plumbing for washing machine, radiator, two double glazed windows, gas boiler.



### **Bedroom 1:**

13'0" x 16'8" (3.96 x 5.08)

Double bedroom with double glazed window, and radiator.



### **Bedroom 2:**

12'4" x 14'0" (3.75 x 4.26)

Double bedroom with double glazed window, and radiator.



### **Bedroom 3:**

9'5" x 16'0" (2.87 x 4.87)

Double bedroom with double glazed window, and radiator.

**Bathroom:**

Three-piece bathroom suite comprising bath with shower over, WC, wash hand basin.

**Directions:**

Leave the Bentham Office and turn left down Main Street, No.33B is on the left-hand side. The access is to the rear of the property, go to the end of all shops turn left and then next left. 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 **£750.00** per calendar month, plus a returnable bond of **£750.00** 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

33b Main Street Bentham LANCASTER LA2 7HQ		Energy rating <b>C</b>
Valid until <b>19 January 2035</b>	Certificate number <b>4500-2840-0622-3490-3953</b>	
<b>Property type</b>	Top-floor flat	
<b>Total floor area</b>	118 square metres	

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

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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