



# TO LET

**BRIDLE COTTAGE, 8 KIRKGATE, SETTLE**  
**£850.00 PCM**



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## **BRIDLE COTTAGE, 8 KIRKGATE, SETTLE, BD24 9DZ.**

Very well presented, 3 bedroomed stone-built character cottage, located in a superb and very convenient position on Kirkgate approximately 50yards from the centre of town.

Property offers well maintained and presented accommodation laid over three floors.

The property has timber double glazed windows to the front, upvc double glazed windows to the rear, gas fired central heating and is connected to all mains services.

Many interesting character features are still evident in the property, including exposed stone walls, beamed ceilings, etc.

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

The property is within easy access of the town's amenities with a carpark approximately 50yards away. Railway station 50 yards on the famous Settle to Carlisle Railway.

The town has all local amenities including shops, pubs, cafes, recreational facilities, educational facilities, etc.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Lounge, Kitchen

#### **Lower Ground Floor**

Cellar

#### **First Floor**

Landing, Bedroom, Bathroom

#### **Second Floor**

Landing, 2 Bedrooms

#### **Outside**

Restricted Temporary Parking to the Front for Unloading, very Small Paved Area to the Rear to Shared Courtyard.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**







### **Lounge:**

10'11" x 15'0" (3.32 x 4.57) plus 3'10" x 4'1" (1.16 x 1.24)

Upvc part glazed external entrance door, timber double glazed window, multi fuel stove within recessed fireplace with stone fire surround and flagged hearth, ½ glazed external door, staircase to the first floor, radiator.



### **Kitchen:**

5'4" x 9'3" (1.62 x 2.81)

Range of kitchen base units with complementary worksurfaces, wall units, ceramic sink with mixer taps, double glazed window, cooker point, tiled flooring, plumbing for dishwasher and washer.



### **LOWER GROUND FLOOR:**

#### **Cellar:**

Under the lounge (but not to be used the successful tenants).

### **FIRST FLOOR:**

#### **Landing:**

3'0" x 6'9" (0.91 x 2.05)

plus 7'8" x 3'0" (2.33 x 0.91)

Access to bedroom 1 and bathroom, staircase to the second floor, radiator, boarded doors to bedroom and bathroom, upvc double glazed window.

#### **Bedroom 1: to the front**

11'10" x 11'5" (3.60 x 3.48)

Double bedroom, double glazed window, radiator.





### **Bathroom:**

6'4" x 6'9" (1.93 x 2.05)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, upvc double glazed window, tiled flooring, heated towel rail, recessed spotlights.



### **SECOND FLOOR:**

#### **Landing:**

5'9" X 4'5" (1.75 x 1.34)

Upvc double glazed window, loft access, radiator, access to 2 bedrooms, boarded doors.

#### **Bedroom 2: to the front**

12'0" x 11'10" (3.65 x 3.60)

Double bedroom, timber double glazed window, radiator.



#### **Bedroom 3: to the rear**

6'9" x 9'8" (2.05 x 2.94)

Upvc double glazed window, cupboard housing gas fired central heating boiler, radiator, bulkhead store cupboard.





## **OUTSIDE:**

Restricted Temporary Parking to the Front for Unloading, Small Paved Area to the Rear to Shared Courtyard.

## **Directions:**

Leave the Settle office and go down Cheapside, cross the road onto Kirkgate and Bridle Cottage is further down on the righthand side.

## **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 **£850.00** per calendar month, plus a returnable bond of **£850.00** 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 been 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 (to be confirmed)





8 Kirkgate  
SETTLE  
BD24 9DZ

Energy rating

**D**

Valid until

**27 April 2035**

Certificate number

**4900-8752-0722-2420-3453**

**Property type**

Mid-terrace house

**Total floor area**

70 square metres

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

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

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)



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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