



TO LET

**LITTLE STAINFORTH FARM COTTAGE,
LITTLE STAINFORTH
£1,000 PCM**



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LITTLE STAINFORTH FARM COTTAGE, LITTLE STAINFORTH, SETTLE, BD24 0DP.

Large three bedroomed stone built listed character cottage, located in a superb rural position offering spacious and well maintained accommodation, laid over two floors.

Two large reception rooms and L shaped entrance hall plus utility room and WC to the ground floor. Three double bedrooms and bathroom with modern suite to the first floor.

Oil fired central heating, double glazed windows, and some single glazed windows.

Outside parking for two vehicles to the front, large garden to the side with lawns, vegetable patch and fruit trees.

Available unfurnished on a periodic tenancy

Good sized family home with lots of character, well worthy of internal inspection.

ACCOMMODATION COMPRISES:

Ground Floor

L Shaped Entrance Hall, Lounge, Breakfast Kitchen, Utility/WC, Inner Hall.

First Floor

Landing, 3 Bedrooms, House Bathroom.

Outside

Parking to the Front, Large Garden to the Side, Rear Yard Area.

ACCOMMODATION:

GROUND FLOOR:

L-Shaped Entrance Hall:

4'0" x 21'9" (1.29 x 6.62) plus 15'5" x 3'9" (4.69 x 1.11)

L shaped hallway with access to lounge and kitchen. Access to lounge and breakfast kitchen, radiator, ½ glazed front external entrance door, glazed rear external entrance door, rear hallway with staircase to the first floor.

Inner Hallway:

Return staircase to the first floor, 2 single glazed windows, electric heater.

Utility Room:

12'4" x 7'6" (3.75 x 2.28)

Base unit with stainless steel sink, plumbing for washer, single glazed window.

WC:

WC and washhand basin.



FIRST FLOOR:

Landing:

6'9" x 9'6" (2.05 x 2.89) plus 4'0" x 8'0" (1.21 x 2.43)

Access to 3 bedrooms and bathroom.

Bedroom 1:

11'10" x 13'9" (3.60 x 4.19)

Double bedroom, double glazed sash window, radiator.



Bedroom 2:

14'10" x 19'10" (4.52 x 6.04)

Double bedroom, double glazed sash window, radiator.



Lounge:

14'2" x 17'7" (4.31 x 5.35)

Good sized room, multifuel stove on raised hearth with feature stone fireplace, beamed ceiling, double glazed sash window, radiator.





Breakfast Kitchen:

21'10" x 12'2" (6.65 x 3.70)

Large through room with kitchen area to one side comprising extensive range of modern kitchen base units with complementary worksurfaces, built in appliances including NEFF double oven, electric hob, extractor hood, dishwasher, ceramic sink with mixer taps, space for table, radiator, double glazed windows, recessed spotlights.



Bedroom 3:

9'4" x 12'7" (4.52 x 6.04)

Double bedroom, upvc double glazed window, radiator.

House Bathroom:

8'2" x 7'10" (2.48 x 2.38)

4 Piece bathroom suite comprising bath with electric shower over, shower enclosure with shower off the system, pedestal wash hand basin, low flush WC, radiator, single glazed window.



Outside:

Parking for two vehicles to the front, gated access to large gardens to the side, vegetable beds, fruits and rear yard area.

**Directions:**

Leave the Settle Office through the Market Square on to Church Street, go over the river bridge and past the swimming pool on your right. Take the next right onto Stackhouse Lane and travel approximately 2 miles up the road. On reaching Little Stainforth take the first left turning and Farm Cottage is located up the track on the right 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 **£1,000.00** per calendar month, plus a returnable bond of **£1,000.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, oil, 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 one week's rent is required 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:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band D



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

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.

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