



# TO LET

**STUDFOLD FARM, STUDFOLD**  
**£1500.00 PCM**



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## **STUDFOLD FARMHOUSE, STUDFOLD, HORTON IN RIBBLESDALE, SETTLE, BD24 0ER**

Substantial four bedroomed detached period farmhouse in a rural location approximately 5 miles from the Market town of Settle.

Good sized family accommodation with large, proportioned rooms and many interesting character features.

Upvc double glazed windows, oil fired central heating, with oil fired Rayburn and multi-fuel stove.

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

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Kitchen, Living Room, Lounge, Pantry, Store.

#### **First Floor**

Landing, 4 Bedrooms, House Bathroom.

#### **Outside**

Parking, Gardens.

### **ACCOMMODATION**

#### **GROUND FLOOR:**

##### **Farmhouse Kitchen:**

17'4" x 9'4" (5.28 x 2.84)

Range of kitchen base and wall units with complementary work surfaces, moulded sink, oil fired Rayburn, electric hob, electric oven, solid rear entrance door, two upvc double glazed windows, beamed ceiling, Amtico flooring.





**Living Room:**

16'2" x 13'6" (4.92 x 4.11).

Multi-fuel stove in arched recess fireplace, upvc double glazed window, beamed ceiling, and radiator.

**Pantry:**

10'4" x 9'0" (3.15 x 2.74)

With slate shelves, under stairs store cupboard, plumbing for washing machine.

**Lounge:**

16'10" x 15'6" (4.13 x 4.72)

With upvc double glazed windows, beamed ceiling, stove within recess with flagged hearth and stone surround, radiator, part glazed external door.

**Store:**

11'0" x 8'10" (5.13 x 2.69)

With oil fired central heating boiler, upvc double glazed window.

**FIRST FLOOR:****Landing:**

Return staircase, with upvc double glazed window.

**Bedroom 1:**

17'0" x 15'2" (5.18 x 4.62)

Large double bedroom with two upvc double glazed windows, radiator, and built in wardrobe.





### **Bedroom 2:**

15'8" x 8'2" (4.77 x 2.48)

Double bedroom, upvc double glazed window, radiator, built in wardrobe.



### **Bedroom 3: Middle**

12'7" x 8'6" (3.83 x 2.59)

Upvc double glazed window, radiator, built in wardrobe.



### **Bedroom 4: Rear**

11'4" x 8'10" (3.45 x 2.69)

Upvc double glazed window, and radiator.



### **House Bathroom:**

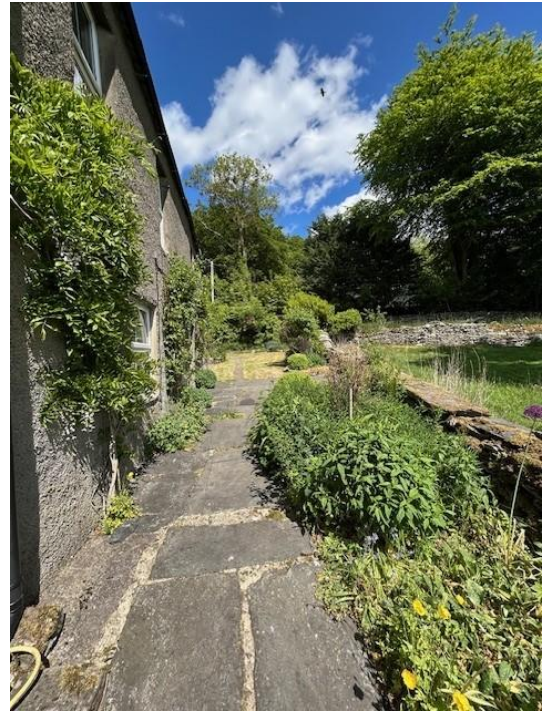
10'7" x 9'0" (3.22 x 2.74)

Four-piece bathroom suite comprising free standing slipper bath, WC, vanity wash hand basin. Shower cubicle with electric shower, upvc double glazed window with shutters, radiator.



**Outside:**

Good sized gardens and ample parking for several vehicles.

**Directions:**

Leave the Settle office through the Market Square, go down Church Street. At the river bridge turn right, proceed approximately 5 miles to Studfold. Turn left into the Hamlet and Studfold Farmhouse is located on the left-hand side. A To Let Board is erected.

**Services:**

Septic tank drainage, oil fired central heating, mains electric and water.

**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 **£1500.00** per calendar month, plus a returnable bond of **£1500.00** 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 weeks 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 E

Studfold Farm Studfold Horton-In-Ribblesdale SETTLE BD24 0ER		Energy rating  <b>E</b>
Valid until <b>28 April 2034</b>	Certificate number <b>0300-2171-9340-2424-0781</b>	
Property type	Detached house	
Total floor area	198 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 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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