



# TO LET

**FLAT 3, NELSON COURT, BURTON IN LONSDALE**  
**£565.00 PCM**



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



## **FLAT 3, NELSON COURT, 23 HIGH STREET, BURTON IN LONSDALE, LA6 3JU**

Well-appointed one bedroomed ground floor apartment, spacious accommodation light and airy lounge with fantastic open views, kitchen area, double bedroom, shower room, ideal property for a couple or single occupant.

Available on an initial six months shorthold tenancy agreement with the facility to be extended if required, with Electric heating and double glazed windows installed. Located in the centre of Burton in Lonsdale Village with superb views and a parking space.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Kitchen, Bedroom, Shower Room.

#### **Outside**

Parking Space in rear car park.

### **ACCOMMODATION**

#### **GROUND FLOOR:**

##### **Lounge/Kitchen:**

13'3" x 14'5" (4.01 x 4.39)

With kitchen base units with complementary work surfaces, electric cooker, extraction hood, stainless steel sink with mixer taps, wall cupboards, breakfast bar, upvc double glazed double patio door.



##### **Hallway:**

5'8" x 6'0" (1.72 x 1.82)

With solid external door, tiled floor.

**Bedroom 1:**

9'2" x 14'5" (2.79 x 4.39)

Double bedroom, upvc double glazed window, electric storage heater.

**Shower Room:**

8'0" x 5'7" (2.43 x 1.70)

With shower enclosure with electric shower, pedestal wash hand basin, low flush WC, tiled.

**Outside:**

Patio area, plus allocated parking space in rear car park.

**Directions:**

Enter Burton village from Ingleton on the High Street. Nelson Court is located past the village shop on the right-hand side.

**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 **£565.00** per calendar month, plus a returnable bond of **£565.00** payable on commencement of the lease. The would be tenants are also responsible for the payment of all bills i.e. electricity, council tax, telephone, etc. The Water Rates are included within the rental price.





### 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 month's 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

Flat 3 Nelson Court 23 High Street CARNFORTH LA6 3JU		Energy rating <b>D</b>
Valid until <b>27 February 2035</b>	Certificate number <b>2700-0244-0722-3423-3253</b>	
Property type	Mid-terrace bungalow	
Total floor area	39 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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