



# TO LET

MARKET VIEW, YE OLDE NAKED MAN CAFÉ, SETTLE  
£700 PCM



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



## **MARKET VIEW (FLAT 1), YE OLDE NAKED MAN CAFÉ, MARKET PLACE, SETTLE, BD24 9ED.**

2 Bedroomed apartment on the first floor, with private entrance, located in a convenient position in the centre of the Market Square.

Good sized kitchen and lounge, well worthy of internal inspection to appreciate the size, double glazed windows.

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

### **ACCOMMODATION COMPRISES:**

#### **First Floor**

Kitchen, Shower Room, 2 Bedrooms and Lounge.

### **ACCOMMODATION**

#### **FIRST FLOOR:**

##### **Kitchen:**

13'7" x 10'6" (4.14 x 3.20).

Wooden part glazed entrance door, range of modern kitchen base and wall units with complementary work surfaces, part tiled walls, wooden double-glazed window, plumbing for washing machine, electric cooker with extractor fan, fridge, lino flooring and radiator.



##### **Shower Room:**

4'9" x 4'4" (1.44 x 1.32)

Shower cubicle with electric shower, WC, pedestal wash hand basin, wooden double-glazed window.



##### **Bedroom 1: Front**

13'3" x 10'9" (4.03 x 3.27))

Double bedroom with double glazed window, and radiator.



### **Bedroom 2: Rear**

11'9" x 8'0" (3.58 x 2.43)

Double bedroom with double glazed window, and radiator.

### **Lounge:**

12'2" x 11'11" (3.70 x 3.63).

Large room with double glazed window and radiator.



### **Directions:**

Leave the Settle office down the High Street to the Market Square, the Flat is above the Ye Olde Naked Man Café, with access to the flat at the rear of the Property.

### **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 **£700.00** per calendar month, plus a returnable bond of **£700.00** 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 one week's rent is required hold the property. This deposit would not be required until you have been formally accepted by the landlord.

### **References:**

The would - be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

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**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 A

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

Flat 1 Ye Olde Naked Man Cafe Market Place SETTLE BD24 9ED		Energy rating <b>C</b>
Valid until <b>19 December 2031</b>	Certificate number <b>9380-2810-1120-2229-6261</b>	
<b>Property type</b>	Top-floor flat	
<b>Total floor area</b>	54 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 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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