



TO LET

8 BOND LANE, SETTLE
£ 825.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



8 BOND LANE, SETTLE, BD24 9BW

Well appointed, modern 2-bedroom semi-detached cottage style property located in a convenient position, approximately 400 yards from Settle town centre.

Available majority furnished for a maximum of 12 months, from the 1ST of August 2025.

Available on a shorthold tenancy with the tenant being responsible for all bills on top of rent. Double glazed windows, gas fired central heating, manageable rear yard/garden, garage.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen.

First Floor

Landing, 2 Bedrooms, Shower Room.

Outside:

Yard/Patio Area, Parking, Garage

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Glazed external entrance door with covered entrance, radiator, staircase to the first floor.

Lounge:

9'2" x 15'4" (2.79 x 4.67)

Upvc double glazed window, radiator, understairs store cupboard, coved ceiling.



Kitchen:

12'3" x 9'3" (3.73 x 2.81)

Kitchen base with complementary work surfaces, wall units, built in appliances including electric oven, electric hob, microwave, extraction hood, fridge freezer, dishwasher, stainless steel sink with mixer taps, upvc double glazed window, upvc double glazed rear entrance door, radiator, gas fired central heating boiler.



FIRST FLOOR:

Landing:

5'9" x 4'0" (1.75 x 1.21)

Access to 2 bedrooms and shower room.

Bedroom 1: Front

9'6" x 13'3" (2.89 x 4.03)

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



Bedroom 2: Rear

7'6" x 11'0" (2.28 x 3.35)

Upvc double glazed window, radiator.

Shower Room:

4'6" x 8'2" (1.37 x 2.48)

Shower enclosure with shower off the system, low flush WC, vanity wash hand basin, heated towel rail.



Outside:

Small foregarden, side driveway, detached garage, paved yard area.

Directions:

Leave the Settle office and go down Cheapside. Turn left onto Duke Street and then first right onto Station Road, go under the railway bridge and then turn immediately right onto Bond Lane, No.8 is on the right-hand side. A To Let board is erected.



Tenure:

Available on a six month's shorthold tenancy (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 **£825.00** per calendar month, plus a returnable bond of **£825.00** 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 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 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		