



TO LET

5 BANK COTTAGE, LOW BENTHAM
£800 PCM



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5 BANK COTTAGE, BURTON ROAD, LOW BENTHAM, LANCASTER, LA2 7ED

Two bedroomed well presented stone built terraced cottage located in an elevated position within the centre of Low Bentham Village.

Decorated and presented to a high standard with modern kitchen and bathroom fittings and many interesting features.

Double glazed windows and gas fired central heating and multi-fuel stove in the lounge.

Ideal property for a couple or single occupant.

Pleasant open space to the front and enclosed rear garden.
Well worthy of internal inspection to fully appreciate.

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

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen.

First Floor

Landing, 2 Bedrooms, Shower Room.

Outside

Fore garden, Enclosed Rear Garden.

ACCOMMODATION

GROUND FLOOR:

Lounge:

12'0" x 11'10" (3.65 x 3.60).

With part glazed external entrance door, upvc double glazed window, multi-fuel stove in recess with stone head, flagged hearth, shelved alcove, radiator, under stairs store cupboard, staircase to the first floor.





Kitchen:

12'0" x 5'9" (3.65 x 1.75)

With range of kitchen base units with complementary wood work surfaces, wall units, ceramic sink with mixer taps, AEG electric oven, AEG electric hob, extractor hood, upvc double glazed window, half glazed stable style external rear door, radiator, integral fridge.



FIRST FLOOR:

Landing:

With access to 2 bedrooms and shower room.

Bedroom 1:

9'0" x 9'6" (2.74 x 2.89)

Double bedroom, upvc double glazed window, radiator, bulkhead cupboard housing gas fired combination boiler, double doored cupboard.



Bedroom 2:

8'9" x 6'7" (2.66 x 2.00)

Single bedroom with upvc double glazed window, radiator, high level storage.

Shower Room:

With shower enclosure with shower over off the system, low flush WC, vanity wash hand basin, vertical radiator/towel rail, tiled floor, upvc double glazed window.

Outside:

Enclosed rear yard area, steps up to lawned garden, fenced boundaries.

Directions:

Leave the Bentham office down Main Street, towards Low Bentham, at the Sun Dial Public House, turn right up Burton Road, go up the hill and Bank End Cottages are on your left-hand side. A To Let Board is erected.



**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 **£800** per calendar month, plus a returnable bond of **£800** 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 B

5 Bank Cottage Burton Road LOW BENTHAM LA2 7ED		Energy rating C
Valid until 1 September 2034		Certificate number 4020-9194-8002-0678-0406

Property type	Mid-terrace house
Total floor area	41 square metres