



TO LET

6 KENDAL ROAD, HELLIFIELD
£900 PCM



Visit Our Website www.nwapropertymanagement.co.uk



6 KENDAL ROAD, HELLIFIELD, BD23 4HE

Substantial three bedroomed extended semi-detached property located in a convenient position some 300 yards from the village centre.

The property has gas fired central heating and upvc double glazed windows.

Small front garden with side driveway leading to detached garage and rear garden area.

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

Hellifield is a popular village with local amenities and rail links to Skipton, Leeds, and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Rear Porch, Sunroom.

First Floor

Landing, 3 Double Bedrooms, Bathroom.

Outside

Front Garden, Side Driveway, Garage, Rear Garden, Patio.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

With external door, staircase to first floor, and radiator.

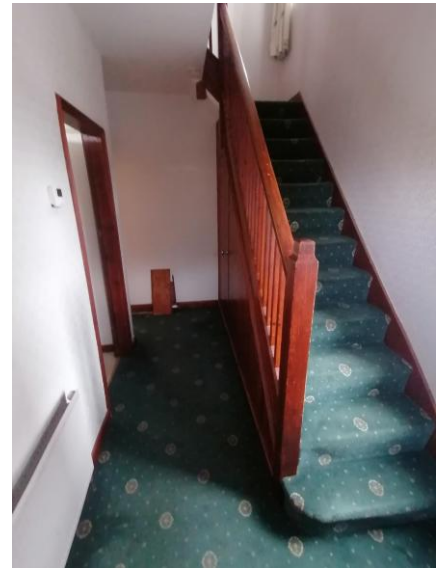
Cloakroom:

Under stairs store cupboard, with low flush WC, and radiator.

Lounge: Front

11'1" x 14'0" (3.37 x 4.26) max to bay.

Large room with upvc double glazed bay window, timber fireplace with slate hearth, radiator, picture rail.



**Dining Room:**

11'0" x 13'1" (3.35 x 3.98)

With feature fireplace with wood burning stove on stone hearth, laminate flooring, radiator, open to sunroom.

**Kitchen:**

6'10" x 9'8" (2.08 x 2.94)

Range of timber kitchen base and wall units with complementary work surfaces, built in electric oven and hob, stainless steel sink with mixer taps, upvc double glazed window, plumbing for washing machine, spotlights.

Rear Porch/ Sunroom:

10'5" x 8'11" (3.17 x 2.71)

Double doors with access to the garden, Velux roof light, radiator, laminate flooring.

Rear Entrance:

5'3" x 9'0" (1.60 x 2.74)

With rear external door to garden, gas central heating boiler, tiled effect vinyl flooring, Velux roof light.

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

With access to three bedrooms and house bathroom, upvc double glazed window, loft access with pull down ladder.

Bedroom 1: Front

11'1" x 14'3" (3.37 x 4.34) to bay.

Double bedroom with feature upvc double glazed bay window, double radiator, built in cupboard with shelves.

**Bedroom 2: Rear**

11'1" x 13'0" (3.37 x 3.96)

Double bedroom with upvc double glazed window, and radiator.

Bedroom 3: Front

6'10" x 9'1" (2.08 x 2.76)

Single bedroom with upvc double glazed window, and radiator.

**Bathroom: Rear**

6'10" x 8'7" (2.08 x 2.61)

With four-piece white bathroom suite comprising bath, shower enclosure with drencher shower over off the system, low flush WC, pedestal wash hand basin, built in cupboard with shelves, upvc double glazed window, heated towel rail, small radiator.

Outside:

Front: Small lawned area with mature shrubs and flower border, paved parking area leading to gated side drive way.

Garage: With up/over door, power and light.

Rear: Rear garden with paved patio area, lawn, shrubs, flower border, greenhouse behind the garage.



**Directions:**

Enter Hellifield Village on the A65 from Settle direction. proceed pass Towson's Tractors on your right, and Kendal Road, is on your right hand side after the school. 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 **£900** per calendar month, plus a returnable bond of **£900** 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 C

6 Kendal Road Hellifield SKIPTON BD23 4HE		Energy rating D
Valid until 25 September 2035	Certificate number 9135-3021-0500-0686-5222	

Property type	Semi-detached house
Total floor area	106 square metres



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.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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