



TO LET

**FLAT 9, LANGCLIFFE PLACE, LANGCLIFFE PARK
£475.00 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



FLAT 9, LANGCLIFFE PLACE, LANGCLIFFE PARK, BD24 9LX

1 bedroomed second floor apartment situated within Langcliffe Place House, offering accommodation on one level.

Located within one mile of the market town of Settle, Langcliffe Place is located within the Langcliffe Caravan Park, the flat offers elevated views and is light and airy.

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

ACCOMMODATION COMPRISES:

Second Floor

Entrance Hall, Lounge / Kitchen, Bedroom, Shower Room.

ACCOMMODATION

SECOND FLOOR:

Communal entrance up an iron staircase to the first floor, and an internal staircase to the second floor.

Entrance Hall:

Solid entrance door, of the communal landing.

Kitchen:

8'9" x 7'4" (2.66 x 2.23)

Range of kitchen base with complementary work surfaces, stainless steel sink with mixer taps, double glazed window with views. Electric cooker point, plumbing for automatic washing machine.



Lounge:

13'9" x 8'7" (4.19 x 2.61)

Double glazed window with views, electric storage heater, recessed spot lights.



Bedroom 1: Front

13'10" x 8'3" (4.21 x 2.51)

Double bedroom with double glazed window, electric storage heater.

Shower Room:

5'11" x 5'6" (1.80 x 1.67)

Shower cubicle, WC, Pedestal wash hand basin, electric storage heater.



Outside:

Communal parking area to the rear of the property.

Directions:

Leave the Settle office and bear right back on to Duke Street, go past the petrol station and then down to the river bridge. Take a right turning on to Langcliffe Road before the bridge and after about ½ mile take the first turning on the Left, sign posted for Langcliffe Park. About 500 yards further on there is a barrier to gain access to the park site, bear right here and follow the road round to the right leading into the parking area. The flats are located in front of you.

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 **£475.00** per calendar month, plus a returnable bond of **£475.00** 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 landlord.

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 A

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Flat 9 Langcliffe Place Langcliffe Road To Langcliffe Place Caravan Park SETTLE BD24 9LX		Energy rating C
Valid until 18 October 2031	Certificate number 9310-2243-2100-2609-5055	
Property type	Top-floor flat	
Total floor area	35 square metres	

 **rightmove**.co.uk
The UK's number one property website

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



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.

Visit Our Website www.nwapropertymanagement.co.uk