



TO LET

**COBBLERS COTTAGE, 7A MAIN STREET, LONG PRESTON
£500.00 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



COBBLERS COTTAGE, 7A MAIN STREET, LONG PRESTON, BD23 4ND

1 bedroom, stone built listed cottage. Available on an initial six months' shorthold unfurnished tenancy agreement with the facility to be extended if required.

The cottage is located in a convenient position in the centre of Long Preston village and offers character accommodation laid over 2 floors.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen.

First Floor

1 Bedroom, Bathroom.

Outside

Small fore garden. Rear yard.

ACCOMMODATION

GROUND FLOOR:

Lounge:

11'5" x 17'7" (3.48 x 5.35)

Solid external entrance door. Tiled floor. Beamed ceiling. Esse Wood Burning Stove. Staircase up to the first floor. Radiator. Wall lights. Shelved alcove.



Kitchen:

11'5" x 8'7" (3.49 x 2.61)

Solid external rear entrance door. Range of kitchen base with complementary work surfaces. Wall units. Built in electric oven, gas hob. Double glazed window. Gas fired central heating boiler. Stainless steel sink with mixer taps. Space for table. Tiled floor. Plumbing for automatic washing machine.





FIRST FLOOR:

Bedroom 1: Front

10'10" x 13'7" (3.30 x 4.14)

Large double bedroom. Secondary glazed window. Boarded flooring. Radiator.

Shower Room:

6'4" x 4'0" (1.93 x 1.21)

Shower cubicle with shower off the system. Wash hand basin. WC. Double glazed window.



Outside:

Fore garden to the front. Rear yard area.

Directions:

Go through the village from Settle. Go past the Boars Head and 7a is the first cottage on the right-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 **£500.00** per calendar month, plus a returnable bond of **£500.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, gas, council tax, water rates, 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 completed 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 landlords.

References:

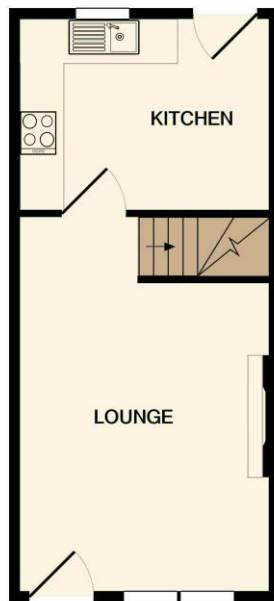
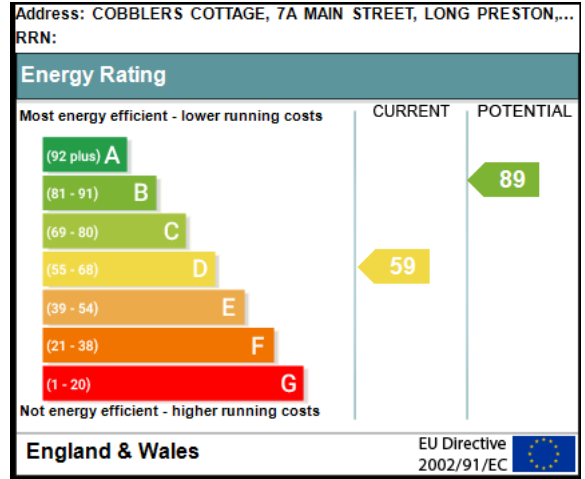
The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

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:
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ
 Council Tax Band A



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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