



TO LET

**1 JOINERS ARMS, DUKE STREET, BURTON IN LONSDALE
£750.00 PCM**



www.rightmove.co.uk



1 JOINERS ARMS, DUKE STREET, BURTON IN LONSDALE, LA6 3LG

Good sized 2 bedroomed stone-built character cottage located in a convenient position near to the centre of this popular village.

Available on an initial 6 months shorthold tenancy unfurnished agreement with the facility to be extended if required.

Interesting layout with entrance hall/dining room, kitchen and lounge to the ground floor; 2 bedrooms and 4-piece bathroom to the first floor.

Outside garden area, and parking space for 1 vehicle. Double glazed windows, gas fired central heating and decorated to a good standard throughout.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Dining Room, Kitchen, Lounge.

First Floor

Landing, 2 Bedrooms, Bathroom.

Outside

Parking Space, Enclosed Garden, Sitting Area.

ACCOMMODATION

GROUND FLOOR:

Entrance Porch

Part glazed external entrance door, glazed inner door, double glazed screen window.

Dining Room:

15'1" x 4'3" (4.59 x 1.29)

Double glazed window, radiator, gas fired central heating boiler in cupboard.



Kitchen:

8'10" x 8'11" (2.69 x 2.71)

Range of modern kitchen base units with complementary work surfaces, wall units, electric cooker, ceramic sink with mixer taps, plumbing for washing machine, tiled floor.



Lounge:

13'2" x 14'9" (4.01 x 4.49)

Good sized light room with two double glazed windows, staircase to the first floor, radiator, beamed ceiling, fire in stone fireplace, wall lights and shelved alcove.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom.

Bedroom 1:

10'3" x 14'0" (3.12 x 4.26)

Double bedroom with two double glazed windows, walk in cupboard and radiator.



Bedroom 2:

9'5" x 5'9" (2.87 x 1.75)

Single bedroom, double glazed window and radiator.



Bathroom:

8'9" x 9'2" (2.66 x 2.79)

Large bathroom comprising 4-piece white bathroom suite comprising roll top free standing bath shower enclosure with shower off the system, WC, pedestal wash hand basin, exposed stone wall, recessed spotlights and tiled floor.



Outside:

1 Parking Space, enclosed garden/sitting area.

Directions:

Enter Burton in Lonsdale from Ingleton, turn left off the main road onto Duke Street, and immediately on your left is 1 Joiners Arms. 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 **£750.00** per calendar month, plus a returnable bond of **£750.00** 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 one weeks rent is required 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 B

Energy Performance Certificate

1 Joiners Arms, Duke Street, Burton in Lonsdale, CARNFORTH, LA6 3LG

Dwelling type: End-terrace house Reference number: 9278-1085-6262-7300-0220
 Date of assessment: 13 February 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 February 2020 Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,790
Over 3 years you could save	£ 1,143

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 186 over 3 years	
Heating	£ 2,124 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 294 over 3 years	£ 207 over 3 years	
Totals	£ 2,790	£ 1,647	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 792
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
3 Low energy lighting for all fixed outlets	£35	£ 162

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Market Place
Settle
North Yorkshire
BD24 9EJ

www.tpos.co.uk



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.