

# TO LET

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



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# 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.

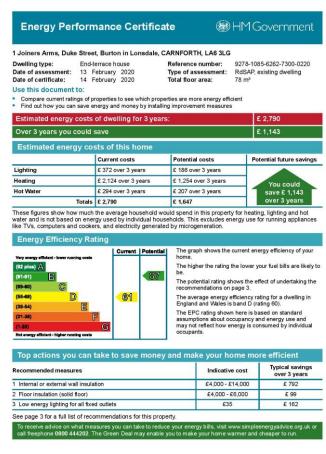


# N.B.

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



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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 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.