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"For Sales In The Dales"



Greenwood Cottage, Greenwood Leghe, Ingleton

- Stone Built Cottage
- Two Bedrooms
- Modern Kitchen Diner
- Spacious Living Room
- House Bathroom
- Double Glazed Windows
- Modern Electric Heating
- Private Garden area
- Shared Communal Grounds
- Off Road Parking
- Mature Tenant Preferred
- No Pets

Postcode: **LA6 3DP**

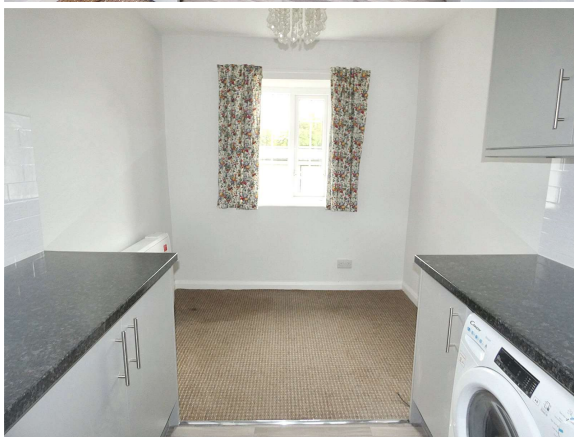
Deposit: **£575.00**

Council Tax Band: **C**

Energy Efficiency Band: **E**

Local & Planning Authority:
Craven District Council

**Rent: £750.00 PCM +
£25.00 Per Month Water Charge**



Greenwood Cottage is an attractive stone-built detached property located on the peaceful Greenwood Leghe Holiday Home Park, just outside the popular village of Ingleton.

Ingleton is renowned for its natural beauty, including the famous Waterfalls Trail, White Scar Caves, and the surrounding Three Peaks of the Yorkshire Dales. The village itself offers a range of amenities such as shops, cafes, tea rooms, and traditional country inns, making it an ideal base for exploring the Yorkshire Dales, the Lake District, and the Forest of Bowland.

The cottage provides spacious accommodation across two floors. The ground floor features a modern, well-equipped kitchen and dining area, a generous living room with a feature fireplace suitable for an electric fire, and both front and rear entrance halls offering practical access and storage options.

Upstairs, there are two comfortable double bedrooms and a house bathroom.

Externally, the property benefits from private parking, a small, enclosed garden with mature flower beds, and access to a communal area.

Greenwood Cottage presents a rare opportunity to enjoy peaceful, countryside living in a highly sought-after location, with excellent transport links and outdoor attractions nearby.

The ingoing tenant should pay £25.00 pcm, water charge, direct to the landlord.

Ground Floor

Entrance Hall Vinyl flooring. Windows to front and side. External front door.

Kitchen Diner Light and airy room. Vinyl flooring in the kitchen area. Range of modern high gloss wall and base units with complimentary worktop. Stainless steel sink. Integrated electric oven, hob and extractor hood. Freestanding fridge freezer, washing machine. Window to front. Fitted carpet in the dining area. Electric heater. Window to rear.

Living Room Good sized living room. Fitted carpet. TV point. Feature fireplace with space for electric fire. Electric heater. Windows to front and rear. Staircase to first floor.

Rear Hall Fitted carpet. Storage cupboard with hanging rail and shelf. Window. External rear door.

First Floor

Stairs & Landing Fitted carpet. Electric heater. Window to rear.

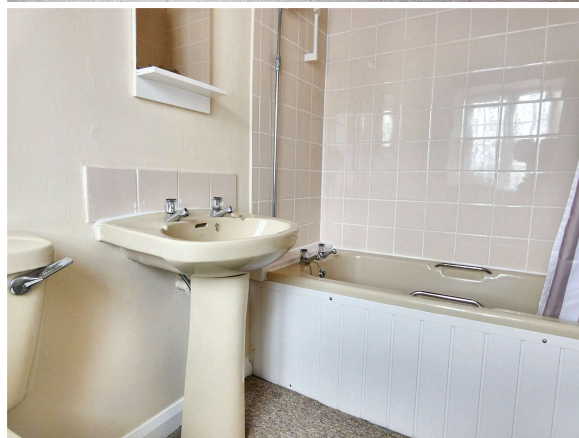
Bedroom One Light and airy double bedroom. Fitted carpet. Cupboard housing cylinder tank with shelves and hanging rail. Electric heater. Two windows with pleasant views.

Bedroom Two 'L' shaped room. Fitted carpet. Electric heater. Window with pleasant views.

Bathroom House bathroom. Fitted carpet. Bath with electric shower over. Wash hand basin. WC. Extractor fan. Shaver point. Heated towel rail. Frosted window.

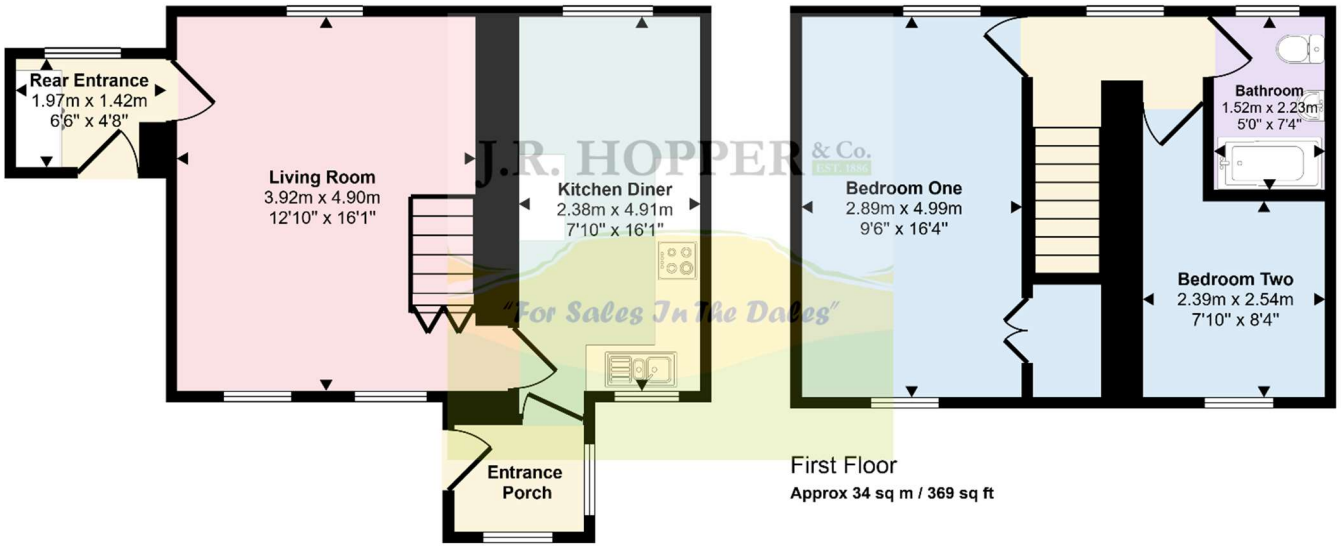
Outside Parking. Garden with flower beds. Shared use of grounds

Agents Notes Suitable for mature applicants to meet site requirements. £25.00 a month will be payable to the Landlord for the Water Bills.



Assured Shorthold Tenancy • No pets • No smoking • No subletting • Photographed items may not be included • Viewings by appointment only • Deposits held with the Deposit Protection Service • No interest payable on bonds • Referencing requires: holding deposit; gross household income of 2.5x the rent; ID; Proof of Address, Employment & Income; Character & Landlord References • Landlord reserves right to refuse entering into any Lease Agreement • Application procedure in full at jrhopper.com/tenants

Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

