



GLENDALE

£725PCM

Barbon LA6 2LS

Small and sweet! A semi detached cottage in the idyllic Yorkshire Dales village of Barbon. Perfect for one person or a couple!

Available unfurnished from early September on an initial twelve month Assured Shorthold Tenancy. The landlords are seeking long term tenants to make this their home.

PVC windows. Private drainage to a shared septic tank. Mains electric and water. Electric heaters and a solid fuel stove in the sitting room. B4RN hyper-fast broadband connected. Council tax band C. EPC rated E.

Please note: there is no parking outside the cottage, residents must park in the village. Some of the current tenants items of furniture already could be available by separate negotiation.

- Galley dining kitchen with an integral oven and hob. Space for a fridge freezer and washing machine
- Sitting room with a solid fuel stove and small under stairs cupboard
- Ground floor bathroom with shower over bath
- Double bedroom
- Small single bedroom
- Delightful private small rear garden with small outhouses

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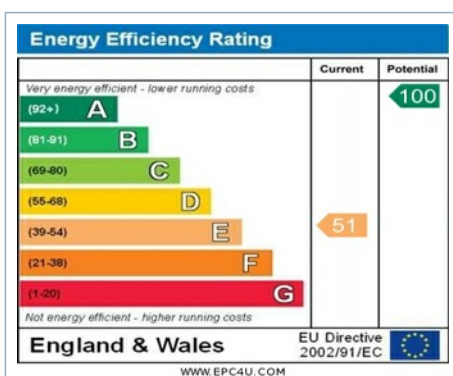


DIRECTIONS

From the A683 take the third road on the right for Barbon just before the bridge and continue up this road past Barbon Beck, Glendale can be found on the left on the turning onto High Road for Middleton. Parking can be found just a little further up on the right by the grass verges.

/// *what3words* reference: *mimics.buyers.reclined*

PLEASE NOTE - some of the ceilings are on the low side, so if you are taller, you might find it a squeeze.



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets considered. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.