



TO LET

16 LAKEBER DRIVE, HIGH BENTHAM
£950.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



16 LAKEBER DRIVE, HIGH BENTHAM, LANCASTER, LA2 7JQ

Spacious 2 Bedroomed semi-detached property located in a convenient position close to the centre of High Bentham. Offers good sized accommodation with a good sized driveway and parking area, small fore-garden plus a large rear garden area.

Upvc double glazed windows and gas fired central heating are installed.

Available to rent on an Assured Periodic Tenancy Agreement.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen.

First Floor

Landing, 2 Double Bedrooms, Bathroom.

Outside

Fore-garden, Driveway, Large Rear Garden.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

8'4" x 5'9" (2.54 x 1.75)

Part glazed upvc external door, upvc double glazed window, staircase to the first floor, radiator, meter cupboard.

Lounge:

13'10" x 12'8" (4.21 x 3.86) plus 5'9" x 7'8" (1.75 x 2.33)

Light room with large upvc double glazed window to the front, upvc double glazed side window, flame effect gas fire in stone fireplace, radiator, wall lights, understairs store cupboard.





Breakfast Kitchen:

14'0" x 11'3" (4.26 x 3.42)

Base units with complementary work surfaces, wall cupboard, stainless steel sink, half glazed upvc external entrance door, upvc double glazed window, electric cooker, cupboard housing gas fired central heating boiler.



FIRST FLOOR:

Landing:

7'4" x 3'3" (2.23 x 0.99)

Access to 2 bedrooms and house bathroom.

Bedroom 1:

14'0" x 12'10" (4.26 x 3.91)

Large double bedroom, upvc double glazed window to the front, upvc double glazed gable window, radiator.



Bedroom 2:

8'8" x 11'2" (2.64 x 3.40)

Upvc double glazed window, radiator.

Dressing Room:

5'0" x 11'2" (1.52 x 3.40)

With shelves, hanging space, upvc double glazed window, radiator.

**Bathroom:**

Three-piece white bathroom suite comprising bath with electric shower over, WC, wash hand basin, upvc double glazed window, radiator.

Outside:

Front: Good sized fore garden with raised beds, mature shrubs, gravelled area.

Side: Driveway/parking for several vehicles.

Rear: Large rear garden with lawns, mature trees/shrubs.

**Directions:**

Leave the Bentham Office and go down the main street, turn right onto Goodenber Road, then first right again up Banks Rise to the top and go left on to Lakeber Drive. A To Let Board is erected.

Tenure:

Available to rent on an Assured Periodic Tenancy Agreement.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:

A rental of **£950.00** per calendar month, plus a returnable bond of **£950.00** 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 of one week's rent is required to 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.



Anti-Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. The prospective tenants are required to provide proof of ID so that these checks can be carried out. No Tenancy Agreement will commence until these AML checks have been satisfactorily completed.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band C

16 Lakeber Drive Bentham LANCASTER LA2 7JQ		Energy rating E
Valid until 18 February 2036	Certificate number 2212-8491-1833-4027-7071	

Property type	Semi-detached house
Total floor area	73 square metres

 **rightmove**.co.uk
The UK's number one property website

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

www.tpos.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.

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