



TO LET

**MARKET VIEW, YE OLDE NAKED MAN CAFÉ, SETTLE
£725.00 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



MARKET VIEW (FLAT 1), YE OLDE NAKED MAN CAFÉ, MARKET PLACE, SETTLE, BD24 9ED.

2 Bedroomed apartment on the first floor, with private entrance, located in a convenient position in the centre of the Market Square.

Good sized kitchen and lounge, well worthy of internal inspection to appreciate the size, double glazed windows.

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

ACCOMMODATION COMPRISSES:

First Floor

Kitchen, Shower Room, 2 Bedrooms and Lounge.

ACCOMMODATION

FIRST FLOOR:

Kitchen:

13'7" x 10'6" (4.14 x 3.20).

Wooden part glazed entrance door, range of modern kitchen base and wall units with complementary work surfaces, part tiled walls, wooden double-glazed window, plumbing for washing machine, electric cooker with extractor fan, fridge, lino flooring and radiator.



Shower Room:

4'9" x 4'4" (1.44 x 1.32)

Shower cubicle with electric shower, WC, pedestal wash hand basin, wooden double-glazed window.



Bedroom 1: Front

13'3" x 10'9" (4.03 x 3.27))

Double bedroom with double glazed window, and radiator.



Bedroom 2: Rear

11'9" x 8'0" (3.58 x 2.43)

Double bedroom with double glazed window, and radiator.



Lounge:

12'2" x 11'11" (3.70 x 3.63).

Large room with double glazed window and radiator.

Directions:

Leave the Settle office down the High Street to the Market Square, the Flat is above the Ye Olde Naked Man Café, with access to the flat at the rear of the Property.

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 **£725.00** per calendar month, plus a returnable bond of **£725.00** 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 week's 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.



Anti Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. These checks are to be carried out by Smart Search at a cost of £15.00 plus VAT per each individual tenant. The prospective tenants are required to pay the costs for this directly to NWA Property Management and proof of ID will be required. No Tenancy Agreement will commence until the AMLC checks have been satisfactorily completed and paid for by the Tenants.

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 A

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

Flat 1 Ye Olde Naked Man Cafe Market Place SETTLE BD24 9ED	Energy rating C
Valid until 19 December 2031	Certificate number 9380-2810-1120-2229-6261
Property type	Top-floor flat
Total floor area	54 square metres



The UK's number one property website

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwaproertymanagement.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.

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