



TO LET

GOOSEKER BARN, GOAT SCAR LANE, STAINFORTH
£1,295 PCM



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GOOSEKER BARN, THE GREEN, GOAT SCAR LANE, STAINFORTH, BD24 9PF

Outstanding 3 bedroomed barn conversion located in a superb position on the edge of this popular village. In the Yorkshire Dales National Park.

The property has just been upgraded to a high standard by the owners and offers very spacious accommodation with many interesting features evident.

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

Truly magnificent property; with manageable gardens and two parking spaces.

Double glazed windows, oil fired central heating plus multi-fuel stove and redecoration.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom, Lounge, Living Room, Kitchen, Utility Room.

First Floor

Landing, Master Bedroom, En-suite Shower Room, 2 Further Bedrooms, House Bathroom.

Outside

Forecourt, Enclosed Garden Area, Parking.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

13'2" x 6'7" (4.01 x 2.00) plus 10'4" x 4'9" (3.15 x 1.44)

Spacious L-shaped hallway with staircase to the first floor, external entrance door to the front and side external door, side hallway, 8'7" x 4'0" (2.61 x 1.21) double glazed windows, radiator, under stairs store cupboard, oak boarded flooring.

Cloakroom:

4'5" x 5'4" (1.34 x 1.62)

WC with hidden cistern, vanity wash hand basin, radiator.



Lounge:

16'10" x 14'0" (5.13 x 4.26)

Large room with feature stone fireplace housing multi-fuel stove on raised hearth, oak boarded flooring, double glazed window, double doors to the living room, wall lights, radiator.



Living Room:

17'7" x 13'0" (5.36 x 3.96)

Large room with double glazed window, radiator, Calor gas fire, oak boarded flooring.



Kitchen:

12'6" x 9'10" (3.81 x 2.99)

Range of kitchen base units with complementary work surfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, built in double oven, electric hob, extraction hood, built in fridge/freezer and double-glazed window.



Utility Room:

12'5" x 9'0" (3.78 x 2.74)

Range of base units with complementary work surfaces, 1 ½ bowl sink with mixer taps, oil fired central heating boiler, external entrance door, radiator, two double glazed windows.





FIRST FLOOR:

Landing:

Access to 3 bedrooms and house bathroom, double glazed window, radiator, roof truss.

Master Bedrooms 1:

14'0" x 17'0" (4.26 x 5.18)

Large double bedroom, double glazed window, exposed roof truss, open ceiling, built in wardrobes and radiator.



En-Suite Shower Room:

6'10" x 6'4" (2.08 x 1.93)

Large shower enclosure with shower off the system, WC, pedestal wash hand basin, sloping ceiling and radiator.



Bedroom 2:

12'6" x 13'1" (3.81 x 3.98)

Good sized double bedroom with two double glazed windows, bulkhead store cupboard, exposed roof truss, open ceiling, and radiator.

**Bedroom 3:**

12'6" x 10'0" (3.81 x 3.04)

Double glazed window and radiator.

**House Bathroom:**

10'0" x 6'4" (3.04 x 1.93)

Well-appointed with 3 piece white bathroom suite comprising bath, WC, pedestal wash hand basin, roof light, eaves storage and radiator.

Outside:

Enclosed garden area with mature shrubs etc; walled boundaries, forecourt parking plus additional parking space.





Directions:

Enter Stainforth Village off the B6479 and go past the garage and take the next right turn, follow the road around to the green, the property is located in the top righthand corner. 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 **£1295.00** per calendar month, plus a returnable bond of **£1295.00** 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.

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 of this property. 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 these AMLC checks have been satisfactorily completed and paid for by the Tenants.

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 month's notice for termination and the tenants giving one month's notice of termination of the agreement.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Local Authority:

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

Council Tax Band E



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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