





LITTLE INGS A superbly presented family home which has been recently renovated with a re-fitted kitchen and bathroom, new carpets and decorated throughout. With entrance hallway, living room with log burner, re-fitted kitchen with a brand new integrated oven, hob and extractor. To the first floor there are three bedrooms, a refitted bathroom and separate wc. Externally there are gardens to the front and rear and a driveway. This delightful property is available immediately.

LOCATION Set in the heart of Wensleydale, Hawes is one of the Yorkshire Dales' best-known market towns, surrounded by some of North Yorkshire's most impressive countryside. It is a place where everyday life feels closely connected to the landscape, with open fells, riverside walks and miles of footpaths all within easy reach.

Despite its rural setting, Hawes has a thriving community and a good selection of independent shops, cafés, pubs and places to eat, alongside useful everyday amenities. The town is also home to the famous Wensleydale Creamery and retains a strong sense of its farming and market-town heritage.

For those who enjoy the outdoors, the location is difficult to beat. Walking and cycling routes stretch out in almost every direction, while the wider Yorkshire Dales National Park provides endless opportunities to explore. Nearby villages including Hardraw, Askrigg and Bainbridge add to the appeal of this particularly beautiful part of the dale.

Hawes is well placed for exploring both Wensleydale and neighbouring Swaledale, with Leyburn providing a



wider range of services further east. Its combination of spectacular scenery, a strong local community and an active town centre makes Hawes a wonderful place to live.

IMPORTANT INFORMATION Postcode: DL8 3RP.
Style of property: Three bedroom semi detached home.
Council tax band: B - North Yorkshire Council.
EPC Rating: E.
Heating: Oil fired central heating.
Glazing: Double glazing throughout.
Parking: There is a driveway to front.
Pets: Written permission for pets will need to be requested beforehand.
Term: The landlord is ideally looking for a long term let.
Available from: Immediately.
What3words: ///community.prowess.clearly

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFOREHAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £28,500.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£219.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.



Deposit: The bond for this property is £1,096.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended only as a guide and are designed to give a fair description of the property. Whilst every care has been taken in their preparation, their accuracy cannot be guaranteed and they do not form part of any offer or contract.

All information has been provided by the seller, landlord, or occupier. Any reference to services,





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01748 834 373 
lets@lovepropertyuk.co.uk 
find us on Facebook 
@lovingproperty 

Catterick Garrison

18 Richmond Road, Catterick
Love Property UK Ltd

Company Registration No. 6779915

www.lovepropertyuk.co.uk