



TO LET

2 HILLCREST, HORTON IN RIBBLESDALE
£950.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



2 HILLCREST, HORTON IN RIBBLESDALE, BD24 0HL.

Exceptionally well presented and renovated 3 bedroomed, stone built, mid-terraced house, located in a superb position with outstanding rural views.

Upgraded by the current landlord to a high specification with modern upvc double glazed windows, air source heating system with insulated walls. Modern kitchen units with integral appliances, well appointed shower room. Entrance porch leading into lounge with multi-fuel stove and under floor heating, kitchen with utility space off. First floor spacious landing, 3 double bedrooms plus shower room. Large front garden, rear yard and outbuilding.

Decorated to a good standard with good energy rating.

Available to rent on an Assured Periodic Tenancy Agreement (APT).

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge, Inner Lobby, Kitchen, Utility Room.

First Floor

Landing, 3 Bedrooms, Shower Room.

Outside

Good-sized Fore Garden, Rear Yard, Stone Outbuilding and parking for 2 cars.

ACCOMMODATION

GROUND FLOOR:

Entrance Porch:

3'6" x 4'6" (1.07 x 1.37)

½ glazed upvc external entrance door, solid inner door, upvc double glazed windows.

Lounge:

17'4" x 11'8" (5.28 x 3.56)

Large room, large upvc double glazed windows, multi-fuel stove in recessed, fireplace on a flagged hearth, exposed brick chimney breast, underfloor heated wood flooring.



Inner Lobby:

Staircase to the first floor, hot water tank/controls.

Kitchen:

10'10" x 11'8" (3.30 x 3.56)

Range of modern kitchen base units with complementary work surfaces, wall units, built in electric oven, hob and extraction hood, 1½ bowl sink with mixer taps, built-in dishwasher, upvc double glazed window, ½ glazed upvc rear external entrance door, flagged flooring under floor heating.



Utility Room:

5'5" x 3'8" (1.65 x 1.12)

Upvc double glazed windows, plumbing for washer.

FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom, loft access and shelved recess.

Bedroom 1: Front

8'5" x 13'0" (2.57 x 3.96)

Double bedroom, upvc double glazed windows, radiator.



Bedroom 2: Front

8'6" x 9'9" (2.59 x 2.97)

Double bedroom, upvc double glazed window, radiator.



Bedroom 3: Rear

8'6" x 11'0" (2.59 x 3.35)

Double bedroom, upvc double glazed window, radiator.



Shower Room:

8'8" x 4'4" (2.64 x 1.32) plus 2'0" x 2'10" (0.61 x 0.86)

Well appointed room with large shower enclosure with shower area off the system, vanity wash hand basin, low flush WC, upvc double glazed window, wall mirror, vertical radiator.



OUTSIDE:

Good sized lawned fore garden with shrubs, parking to the front, path to the front. Rear pedestrian access to rear yard, stone outbuilding 10'7" x 9'4" (3.23 x 2.85) with power, small store/wood.



Directions:

Enter Horton in Ribblesdale on the B6479 from Settle. Go through the village and go over the 2 bridges. Proceed to the top of the road and turn left at the top towards the station, Hillcrest is situated on the right-hand side. A To Let Board is erected.

Services:

Mains Electric, Drainage and Water are all connected.

Tenure:

Available to rent on an Assured Periodic Tenancy Agreement (APT).

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, Water Rates, Council Tax, Telephone (if applicable), TV Licence, 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'

2 Hillcrest Horton-In-Ribblesdale SETTLE BD24 0HL		Energy rating C
Valid until 18 January 2034	Certificate number 0330-2778-4190-2494-0575	

Property type	Mid-terrace house
Total floor area	80 square metres

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

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

www.tpos.co.uk

Email: lettings@nwapropertymanagement.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.

Visit Our Website www.nwapropertymanagement.co.uk