

TO LET

FLAT NO.12, LANGCLIFFE PLACE, LANGCLIFFE
£595.00 PCM

N · W · A
PROPERTY MANAGEMENT

Visit Our Website **www.nwapropertymanagement.co.uk**

FLAT NO.12, LANGCLIFFE PLACE, LANGCLIFFE, NEAR SETTLE BD24 9LX.

Large one bedroomed property located on the first floor in Langcliffe Place House offering spacious accommodation. Light and airy apartment with pleasant views, with modern kitchen units and bathroom suite, high ceilings.

The property has double glazed windows and gas fired central heating installed.

Ideal property for single occupant or a couple. Due to it's position the property is not suitable for Pets.

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

ACCOMMODATION:

First Floor
Kitchen, Lounge, Shower Room, Bedroom, Storeroom/Office.

Outside
Parking space for 1 vehicle within shared area to the rear.

ACCOMMODATION COMPRISES:

Entrance Hall:
Access up rear staircase to the communal hallway.

FIRST FLOOR:

Kitchen:
16'9" x 4'10" (5.10 x 1.47)
Range of modern kitchen base with complementary work surfaces, tall larder cupboard, gas cooker, sink, radiator, two Upvc double glazed windows, Gas CH Boiler. Plumbing for washing machine, fridge, radiator.





Shower Room:
6'1" x 6'0" (1.85 x 1.82)
Shower cubicle with shower off the system, low flush WC and pedestal wash hand basin.
Radiator.



Lounge:
16'10" x 14'2" (5.13 x 4.31)
Large room with two large single glazed windows, one upvc double glazed window, high ceiling, new carpets and radiator.



Bedroom 1:
9'1" x 9'7" (2.76 x 2.92)
Double bedroom with single glazed window, radiator and new carpets.

Store Room/Office:
6'10" x 11'3" (2.08 x 3.42)
No window, new carpets, radiator.

Outside:
Parking space for 1 vehicle within shared communal area to the rear.

Directions:
Leave the Settle office and go down Cheapside. Bear Right back on to Duke Street, go past the petrol station and down to the river Bridge and take a Right on to the Langcliffe Road (B6479). After about ¼ of a mile take the first turning on the Left, sign posted for Langcliffe Park. About ½ mile there is a barrier to gain access to the park site, bear right here and follow the road round to the back.

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 **£595.00** per calendar month, plus a returnable bond of **£595.00** 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 (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.

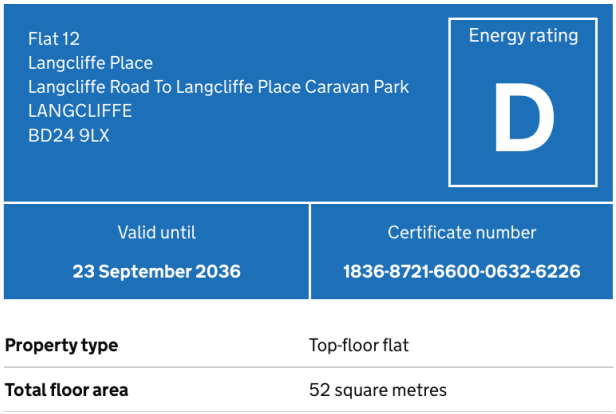
Anti-Money Laundering Checks:
We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. The prospective tenants are required to provide proof of ID so that these checks can be carried out. No Tenancy Agreement will commence until these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

References:
The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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

Council Tax Band A



Property type	Top-floor flat
Total floor area	52 square metres

Market Place
Settle
North Yorkshire
BD24 EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

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

The Property Ombudsman LETTINGS
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 a 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.