

TO LET

9 ROBIN LANE, HIGH BENTHAM
£1000.00 PCM

N · W · A
PROPERTY MANAGEMENT

www.rightmove.co.uk

9 ROBIN LANE, HIGH BENTHAM, LANCASTER, LA2 7AB

3 bedroomed detached bungalow located in a very convenient position at the bottom of Robin Lane, within easy access of the town's amenities.
Available to rent on an Assured Periodic Tenancy Agreement (APT).
Offers 3 good-sized bedrooms with Gardens, Driveway Parking and Rear Patio Garden area.
A viewing is strongly recommended.

ACCOMMODATION COMPRISES:

Ground Floor
Dining / Kitchen, Inner Hallway, Lounge, 3 Bedrooms, House Bathroom, Separate WC, Utility Room.

Outside
Gardens, Driveway Parking, Rear Patio Garden.

ACCOMMODATION:

GROUND FLOOR:

Dining Kitchen:
13'3" x 11'0" (4.03 x 3.35) plus 12'3" x 7'2" (3.73 x 2.18).
Range of new kitchen base and wall units with complementary worksurfaces, 1 ½ bowl stainless steel sink with mixer taps, new belling electric oven, new fridge, new freezer.





Dining Area:
Upvc double glazed side window, upvc double glazed doors, recessed spotlights, extractor hood and radiator.

Utility Room:
4'2" x 12'8" (1.27 x 3.86)
Base unit housing ceramic sink with mixer taps, washing machine (new), radiator, 2 upvc double glazed windows, upvc part glazed external entrance door, gas fired combination boiler.

Inner Hallway:
4'1" x 14'1" (1.24 x 4.29)
Access to principal rooms and radiator.



Separate WC:
5'10" x 2'8" (1.77 x 0.81)
Low flush WC, vanity wash hand basin, heated towel rail, loft access.

Lounge:
9'8" x 17'9" (2.94 x 5.41) plus 7'10 x 5'0" (2.38 x 1.52).
Good Sized room with upvc double glazed large bay window, feature brick fireplace, 3 radiators, and recessed spotlights.



Bedroom 1:
7'9" x 15'0" (2.36 x 4.57)
Double bedroom with upvc double glazed window and radiator.



Bathroom:
New 3-piece white bathroom suite comprising bath with shower over off the system, wall mounted wash hand basin, low flush WC, vertical radiator, upvc double glazed window.



Bedroom 2: Rear
8'5" x 11'9" (2.56 x 3.60)
Double bedroom with upvc double glazed window and radiator.



Bedroom 3:
10'2" x 8'7" (3.09 x 2.61)
Double bedroom with upvc double glazed window and radiator.

Outside:
Driveway with parking for several vehicles, fore-garden, rear patio garden with raised beds and mature shrubs.





Directions:
Leave the Bentham office turning right down Main Street, turn left onto Robin Lane and No 9 is situated a short distance. A To Let Board is erected.

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 **£1000.00** per calendar month, plus a returnable bond of **£1000.00** 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, Tv licence, 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 landlord.

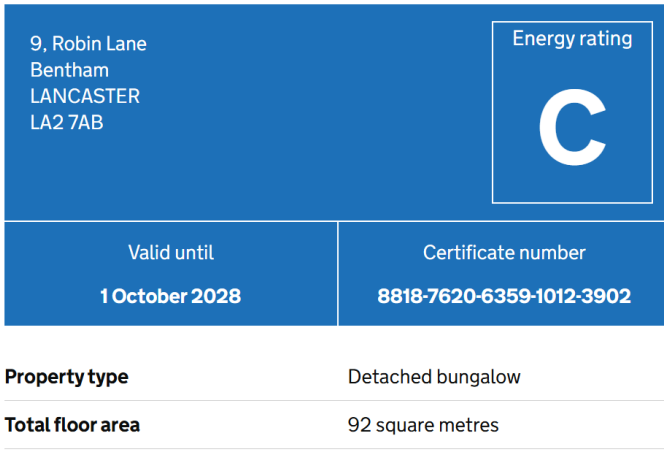
References:
The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

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.

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 D



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

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

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.