



TO LET

4 THE MEWS, INGLETON
£600.00 PCM



www.rightmove.co.uk



4 THE MEWS, GREENWOOD LEGHE, INGLETON, LA6 3DP.

A well-presented, light and airy two-bedroom first floor apartment, located in a superb position having the benefit of uninterrupted views towards Ingleborough.

The property is available on an Unfurnished periodic tenancy and ideally suited to a single occupant or couple. Benefits from onsite parking.

The accommodation comprises a good sized through lounge with UPVC double glazed windows to the front and rear, kitchen, 2 bedrooms and a bathroom.

Well worthy of internal and external inspection to fully appreciate the position, views and accommodation.

Located in a rural setting on the edge of Ingleton village, approximately one mile from the centre.

Ingleton village offers local amenities including shops, pubs and cafes, community centre, churches and an outdoor swimming pool.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall.

First Floor

Lounge, 2 Bedrooms, Kitchen, Bathroom.

Outside

Parking available within shared parking court, but this is not allocated parking.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Shared area, with staircase to the first floor.
Electric night storage heater.

FIRST FLOOR:

Lounge:

Through room, large upvc double glazed windows to the front and rear. Rear views towards Ingleborough. Electric night storage heater.

Inner Hallway:

Access to 2 bedrooms, kitchen and bathroom.



**Kitchen:**

7'2" x 7'9" (2.18 x 2.36)

Kitchen base and wall units complementary work surfaces, stainless steel sink, electric cooker with ceramic hob and grill, fridge freezer, washing machine, upvc double glazed window.

**Bedroom 1: Front**

12'2" x 7'9" (3.70 x 2.36)

Double bedroom with Upvc double glazed window. Fitted wardrobe plus airing cupboard housing hot water cylinder.

Bedroom 2: Rear

7'1" x 9'0" (2.15 x 2.74)

Upvc double glazed window with views.

Bathroom:

Three-piece bathroom suite comprising bath with electric shower, pedestal wash hand basin, WC, upvc double glazed window, wall heater, extractor fan, heated towel rail.

**Outside:**

Parking available within shared parking court, but this is not allocated parking.

**Tenancy:**

Available to rent on a Periodic tenancy.

Services:

Mains Electric, Water and Drainage. The water is for the supply of the whole park and therefore tenants are to pay £20 per month directly to the landlord for water charges along with the rent.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management, or the Landlords.



Directions:

Enter Ingleton from Settle on the A65 and turn right into Greenwood Leghe Holiday Home Park, proceed up through the holiday park to The Mews.

Restrictions:

This property is a first floor flat and as such is not suitable for dogs or cats.

Procedure:

If you would like to apply for this property, then please fill in the printed application form. This will be submitted to the landlord for their consideration.

The successful applicant will be referenced by the landlord, and a holding deposit will be taken. The holding deposit will be returned once the application is successful.

If for any reason the application is withdrawn or any undisclosed information is highlighted which effects the applicant’s application, then the holding deposit can be retained.

Anti-Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants over the age of 18 years old. 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.

Local Authority:

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

4 The Mews Ingleton CARNFORTH LA6 3DP		Energy rating D
Valid until 2 July 2030	Certificate number 8650-6223-6430-8052-7206	

Council Tax Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Market Place
Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

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.