

TO LET

GOOSEKER, THE GREEN, STAINFORTH
£1,300.00 PCM

N · W · A
PROPERTY MANAGEMENT

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GOOSEKER, THE GREEN, GOAT SCAR LANE, STAINFORTH, BD24 9PF.

Outstanding 3 bedroomed barn conversion located in a superb position on the edge of this popular village, within the Yorkshire Dales National Park.
The property has been upgraded to a high standard by the owner and offers very spacious accommodation with many interesting features evident. Truly magnificent property with manageable outside space and 2 parking spaces.
Double glazed windows and Oil fired central heating are installed plus multi-fuel stoves.
Available to let on an Assured Periodic Tenancy Agreement (APT).

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Hall, Cloakroom, Lounge, Living Room, Kitchen, Utility Room.

First Floor
Landing, Master Bedroom, En-suite Shower Room, 2 Further Bedrooms, House Bathroom.

Outside
Forecourt, Enclosed Garden Area, 2 Parking Spaces.



ACCOMMODATION

GROUND FLOOR:

Entrance Hall:
13'2" x 6'7" (4.01 x 2.00) plus 10'4" x 4'9" (3.15 x 1.44)
Spacious L-shaped hallway with staircase to the first floor, external entrance door to the front and side external door, Side Hallway, 8'7" x 4'0" (2.61 x 1.21) double glazed windows, radiator, understairs store cupboard, oak boarded flooring

Cloakroom:
4'5" x 5'4" (1.34 x 1.62)
WC with hidden cistern, vanity wash hand basin, radiator.



Lounge:
16'10" x 14'0" (5.13 x 4.26)
Large room with feature stone fireplace housing multi-fuel stove on raised hearth, oak boarded flooring, double glazed window, double doors to the living room, wall lights, alcoves, radiator.

Living Room:
17'7" x 13'0" (5.36 x 3.96)
Large room with double glazed window, radiator, Calor gas fire, oak boarded flooring.



Kitchen:
12'6" x 9'10" (3.81 x 2.99)
Range of kitchen base units with complementary work surfaces, wall units, 1½ bowl stainless steel sink unit with mixer taps, built in double oven, electric hob, extraction hood, built in fridge and freezer, and double-glazed window.





Utility Room:
12'5" x 9'0" (3.78 x 2.74)
Range of base units with complementary worksurfaces, 1 ½ bowl sink with mixer taps, oil fired central heating boiler, external entrance door, radiator, two double glazed windows.



FIRST FLOOR:

Landing:
Access to 3 bedrooms and house bathroom, double glazed window, radiator, roof truss.

Master Bedroom 1:
14'0" x 17'0" (4.26 x 5.18)
Large double bedroom, double glazed window, exposed roof truss, open ceiling, built in wardrobes and radiator.





En-Suite Shower Room:
6'10" x 6'4" (2.08 x 1.93)
Large shower enclosure with shower off the system, WC, pedestal wash hand basin, sloping ceiling and radiator.





Bedroom 2:
12'6" x 13'1" (3.81 x 3.98)
Good sized double bedroom with two double glazed windows, bulkhead store cupboard, exposed roof truss, open ceiling, and radiator.

Bedroom 3:
12’6” x 10’0” (3.81 x 3.04)
Double glazed window and radiator.





House Bathroom:
10'0" x 6'4" (3.04 x 1.93)
Well-appointed with 3 piece white bathroom suite comprising bath, WC, pedestal wash hand basin, roof light, eaves storage, spot lights, radiator.

Outside:
Enclosed gravelled garden area to the rear with paved area, mature shrubs, etc; walled boundaries. Forecourt parking plus an additional parking space to the rear. Oil tank.





Directions:
Enter Stainforth Village off the B6479 from Settle and go past the garage and take the next right turning. Follow the road around up to the green and the property is located in the top right hand corner as the road opens out. A To Let Board is erected.

Tenure:
Available to let 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 **£1300.00** per calendar month, plus a returnable bond of **£1300.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. Electricity, Oil, Water Rates, Council Tax, Telephone (if applicable). TV Licence, etc.

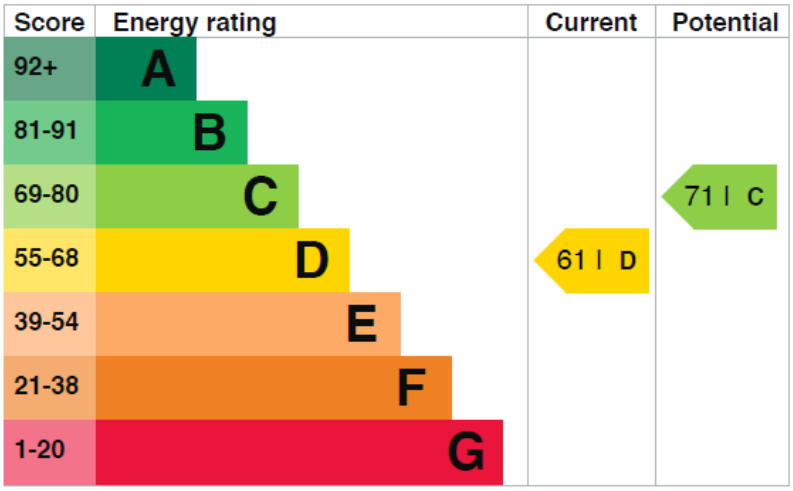
Application:
If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would–be tenants. Should this be of any interest to the landlords then a holding deposit of one week's rent is required to hold the property. This deposit would not be required until you have been formally accepted by the Landlord.

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.

EPC:



Local Authority:

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

Council Tax Band E

Market Place
Settle
North Yorkshire
BD24 9EJ

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 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.

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