



# TO LET

**37 GREEN MEADOW CLOSE, INGLETON**  
**£900 PCM**



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## 37 GREEN MEADOW CLOSE, INGLETON, LA6 3FE

3 bedroomed semi-detached house on this popular estate close to all the towns' local amenities. Having the benefit of gas central heating and double-glazed windows and modern kitchen. Well worthy of internal inspection to fully appreciate size and location. Available to rent on an assured periodical tenancy agreement.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Porch, Cloakroom, Lounge, Kitchen/Dining Room.

#### First Floor

Landing, Access to 3 Bedrooms, Bathroom.

#### Outside

Patio Style Rear Garden. 2 Allocated Parking Spaces.

### ACCOMMODATION

#### GROUND FLOOR:

##### Entrance hall:

5'6" x 6'1" (1.67 x 1.85)

Half glazed external entrance door, access to cloakroom, wooden flooring and radiator.

##### Cloakroom:

6'3" x 2'11" (1.90 x 0.88)

Pedestal wash hand basin, WC, double glazed window and wooden flooring.

##### Lounge:

14'0" x 10'6" (4.26 x 3.20)

Spacious room with wooden flooring, double glazed window, two under stairs cupboards, feature fire in stone fire surround, staircase to first floor and radiator. Double doors to kitchen/diner



##### Kitchen/Dining Room:

16'3" x 8'4" (4.95 x 2.54)



Range of modern kitchen base and wall units, plumbing for washing machine, tiled flooring, patio doors to rear garden, Double glazed window, built in electric oven and hob with extractor fan. Radiator.



## FIRST FLOOR:

### Landing:

Access to 3 bedrooms and bathroom, store cupboard.

### Bedroom 1:

10'9" x 8'9" (3.27 x 2.66)

Double bedroom, double glazed window, and radiator.



### Bedroom 2:

9'0" x 8'6" (2.74 x 2.59)

Double glazed window and radiator.

### Bedroom 3:

8'3" x 7'8" (2.51 x 2.33)

Two upvc double glazed windows and radiator.

### Bathroom:

8'1" x 7'8" (2.46 x 2.33)

4-piece bathroom suite comprising bath, WC, pedestal wash hand basin and shower cubicle. Upvc double glazed window and radiator.



**Outside:**

Paved rear garden area with space for table.  
Parking Space to the rear for 2 Vehicles.

**Directions:**

Enter Ingleton village on the A65 from Settle, Turn right onto Croft Road, then next right into Green Meadow Close. Proceed round to the right and No 37 is just in front of you. A 'To Let' board is erected.

**Tenure:**

Available to rent on a periodic Tenancy Agreement.

**Viewing:**

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

**Terms:**

A rental of **£900.00** per calendar month, plus a returnable bond of **£900.00** 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 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 weeks 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.

**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 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

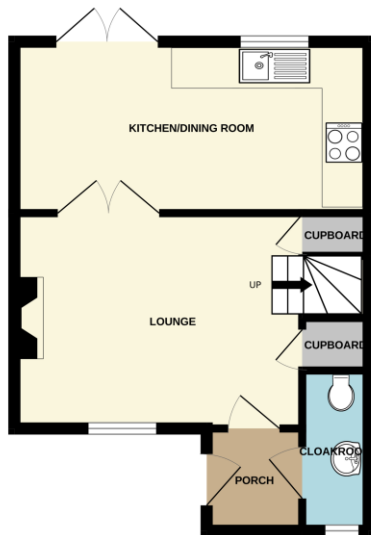
Council Tax Band C

37 GREEN MEADOW CLOSE INGLETON CARNFORTH LA6 3FE		Energy rating <b>C</b>
Valid until 13 October 2030	Certificate number 9390-2812-8000-2690-1085	

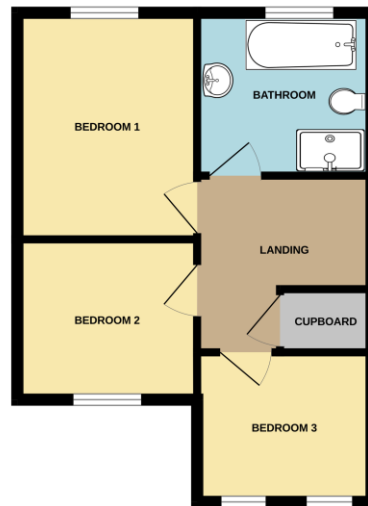
[Print this certificate](#)

<b>Property type</b>	End-terrace house
<b>Total floor area</b>	79 square metres

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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 Settle  
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 BD24 9EJ



Tel: 01729 825219 Option 2

Email: [lettings@nwapropertymanagement.co.uk](mailto:lettings@nwapropertymanagement.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.tpos.co.uk](http://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.

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