



TO LET

**GRETA HEATH COTTAGE, MILL HILL, BURTON IN LONSDALE
£ 850.00 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



GRETA HEATH COTTAGE, MILL HILL, BURTON IN LONSDALE, LA6 3FW

Stunning well presented 2 double bedroomed stone-built cottage, located in a superb position at Greta Heath on the edge of Burton in Lonsdale Village.

Available on an initial six months shorthold tenancy agreement furnished or part furnished with the facility to be extended if required.

Upvc double glazed windows and oil-fired central heating installed, and recently re-decorated.

Many interesting character features are evident including exposed beams, flagged floors, multi-fuel stove.

Well worthy of internal inspection to fully appreciate.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Kitchen, Lounge.

Lower Ground Floor:

Basement Storage.

First Floor

Landing, Bedroom1 with Ensuite, Bedroom 2, House Bathroom.

Outside

Rear Yard Area, Plus Parking.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

16'0" max x 9'6" (4.87 x 2.89)

Part glazed external door, staircase to first floor, under stairs store cupboard, multi-fuel stove in recessed fireplace on hearth, stone head, flagged flooring, alcove cupboard, boarded ceiling, upvc double glazed window.





Lounge:

10'4" x 16'8" (3.15 x 5.08)

Through room with multi-fuel stove in recess with wood fire surround, flagged hearth, two upvc double glazed windows, radiator.



Kitchen:

16'0" x 12'3" (4.87 x 3.73)

Range of kitchen base units with complementary work surfaces, 1 ½ bowl stainless steel sink with mixer taps, wall units, built in electric hob, Neff built in oven, Fridge/Freezer, upvc double glazed window, upvc double glazed double doors, beamed ceiling, two radiators, flagged flooring, space for large table.



LOWER GROUND FLOOR:

Basement:

16'0" x 8'0" (4.87 x 2.43)



FIRST FLOOR:

Landing:

6'7" x 8'9" (2.00 x 2.66)

Access to two bedrooms and bathroom.



Bedroom 1: Front

15'2" x 13'0" (4.62 x 3.96)

Double bedroom through room, with two upvc double glazed windows, built in cupboard, and radiator.



Ensuite Shower Room:

With shower enclosure with shower off the system, pedestal wash hand basin, WC.





Bedroom 2:

16'0" x 10'4" (4.87 x 3.04)

Double bedroom, through room, upvc double glazed window, and radiator.



House Bathroom:

6'9" x 9'5" (2.05 x 2.87)

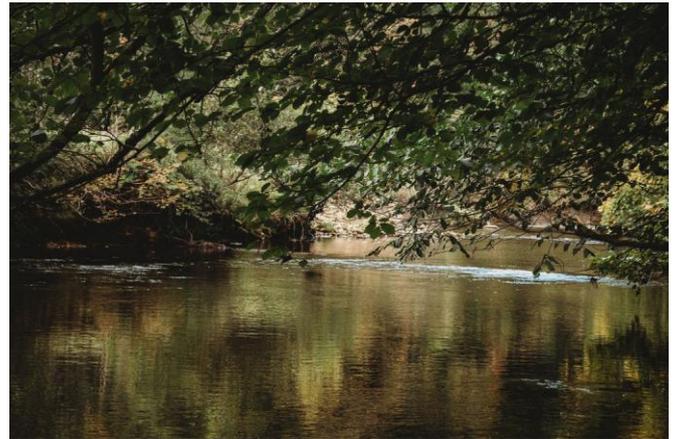
Three-piece white bathroom suite comprising bath with shower over, WC, pedestal wash hand basin, radiator.

Outside:

Gated access, parking area, enclosed yard, outside WC.

Directions:

From the centre of Burton Village go down the hill over the river bridge and take the first right turn on to Mill Hill after 500yards, go right down the track to Greta Heath. A To Let Board is located at the edge of the track.



Tenure:

Available on a Six months shorthold tenancy with the ability to be extended if required.

Viewing:

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

Terms:

A rental of **£850.00** per calendar month, plus a returnable bond of **£850.00** 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, 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 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. These checks are to be carried out by Smart Search at a cost of £15.00 plus VAT per each individual tenant of this property. The prospective tenants are required to pay the costs for this directly to NWA Property Management and proof of ID will be required. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed and paid for by the Tenants.

References:

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

N.B.

The tenancy will run for at least the full six months, thereafter on a principle of the landlords giving two months notice for termination and the tenants giving one months notice of termination of the agreement.

Local Authority:

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

Council Tax Band D

Greta House Cottage Mill Hill Road To Greta House BURTON IN LONSDALE LA6 3FW		Energy rating D
Valid until 19 December 2034	Certificate number 9360-2346-0420-2294-7505	
Property type	Mid-terrace house	
Total floor area	107 square metres	



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



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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