



TO LET

6 NELSON COURT, HIGH STREET, BURTON IN LONSDALE
£ 580.00 P.C.M.



ESTATE AGENTS ▲ VALUERS ▲ PLANNING CONSULTANTS ▲ PROPERTY LETTINGS ▲ PROPERTY MANAGEMENT



FLAT 6, NELSON COURT, 23 HIGH STREET, BURTON IN LONSDALE. LA6 3JU.

Good sized 2 bedroomed apartment located within the centre of this popular village, with Communal Entrance, Lounge, 2 Bedrooms, Kitchen and Bathroom. There is Off road parking available at the rear of the property in a private parking court. There is also a laundry room available for the use of the tenants (tokens can be obtained from Landlords).

Burton in Lonsdale is a popular village with an active community and has local amenities including a community shop, church, village hall and sports field, with a wider range of amenities are available in Ingleton or High Bentham 2/3 miles away.

Available to Rent on an Assured Periodic Tenancy Agreement (APT).

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge, Entrance Hall, Kitchen.

Lower Ground Floor:

2 Bedrooms, Bathroom.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'3" x 7'3" (2.21 x 2.21)

Solid external entrance door, laminated flooring.
CCTV cameras in hallway of communal area.

Lounge:

12'7" x 14'4" (3.83 x 4.36)

Double glazed window, staircase down to lower ground floor, electric storage heater.



Kitchen:

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

Range of kitchen base units with complementary worksurfaces, stainless steel sink, wall cupboards, Electric Cooker, plumbing for washing machine, laminated flooring, ceiling spotlights.



LOWER GROUND FLOOR:

Lobby with access to 2 bedrooms and bathroom.

Bedroom 1:

12'6" x 10'3" (3.81 x 3.12)

Double bedroom, electric storage heater, double glazed window.



Bedroom 2:

9'4" x 10'2" (2.84 x 3.09)

Double bedroom, double glazed window, electric storage heater.

Bathroom:

6'6" x 5'5" (1.98 x 1.65)

White 3-piece bathroom suite, comprising bath with Shower over bath, Low flush WC, Vanity Washhand basin, mermaid boarding, wall mirror, extractor fan.



Directions:

Enter Burton village from Ingleton on the High Street. Nelson Court is located past the village shop on the right-hand side. A 'To Let' board is erected.

Outside:

Off road parking at the rear of the property in private parking court.

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 **£580.00** per calendar month, plus a returnable bond of **£580.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of the following bills i.e. Electricity (directly to the Landlord), Council Tax, Telephone, TV Licence. The Water Rates are included within the rental.

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 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 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.

Local Authority:

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

Council Tax Band 'B'

Flat 6 Nelson Court 23 High Street CARNFORTH LA6 3JU		Energy rating D
Valid until 27 February 2035	Certificate number 2243-3047-6202-6195-2204	

Property type Ground-floor flat

Total floor area 49 square metres



Market Place
Settle
North Yorkshire BD24 9EJ
Tel/Fax: 01729 825219

lettings@nwapropertymanagement.co.uk

www.tpos.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.