



# TO LET

**MIDDLE BIRKS, KEASDEN, CLAPHAM**  
**£1500.00 PCM**



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## MIDDLE BIRKS, KEASDEN, CLAPHAM, LA2 8HD

Substantial stone built farmhouse located in a stunning rural position. Offering good sized family accommodation laid over two floors with many character features evident.

The property is semi-detached to Middle Birks Barn but has the benefit of a separate private entrance and private garden areas.

Available to rent on an Assured Periodic Tenancy Agreement.

### ACCOMMODATION COMPRISES:

#### **Ground Floor**

Entrance Hall, Lounge, Kitchen/Dining, Conservatory, Utility Room.

#### **First Floor**

Landing, 3 Bedrooms, House Bathroom.

#### **Outside**

Private Driveway, Parking Area, Gardens to Front and Rear.

### **ACCOMMODATION**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

12'3" x 9'0" (3.73 x 2.74)

Prominent entrance hall with feature oak staircase up to galleried landing, full height open ceiling, external entrance door, stone mullion windows, and radiator.





### **Lounge:**

16'10" x 16'0" (5.13 x 4.88)

Large through room with feature stone fireplace, three stone mullioned windows, beamed ceiling, and two radiators.



### **Kitchen/Dining:**

17'2" x 8'7" (5.23 x 2.62)

With range of kitchen base and wall units with complementary work surfaces, 1 ½ bowl stainless steel sink, cooker point, flagged flooring, double doors through to the conservatory, large inglenook fireplace, with stove on flagged hearth, beamed ceiling, radiator, two stone mullioned windows, space for large table.



### **Conservatory:**

9'10" x 9'9" (3.00 x 2.97)

To the rear, with glazed panels, double doors with access to the garden.





#### **Utility Room:**

5'2" x 8'0" (1.58 x 2.44)

With oil fired boiler, plumbing for washing machine and dryer, timber window.

#### **FIRST FLOOR:**

##### **Galleried Landing:**

To inner landing with access to 3 bedrooms and house bathroom, stone mullion window.



##### **Bedroom 1:**

16'8" x 17'6" (5.08 x 5.33)

Large double bedroom, through room with stone mullioned window, and two radiators.

##### **Bedroom 2: Middle**

13'4" x 11'7" (4.06 x 3.53)

Double bedroom with window with view over the rear garden.



**Bedroom 3:**

8'8" x 17'4" (2.64 x 5.28)

Double bedroom with window with over the rear garden, radiator.

**Bathroom:**

Four piece white bathroom suite comprising bath, shower cubicle with shower off the system, WC, vanity wash hand basin, and radiator.

**Outside:**

The property is approached off a private driveway with parking area for several vehicles, good sized gardens to the front and rear, laid to lawn with walled boundaries. Small outbuilding.

**Directions:**

Turn off the A65 at the Clapham train station turning, Go under the railway bridge and up the hill approximately 1 mile at the sign Jack Beck, Long Bank Farm turn left down the track, half way down there is a stone marker for Middle Birks on your right, do down this track when nearing the farm take the righthand track to Middle Birks.

**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 **£1500.00** per calendar month, plus a returnable bond of **£1500.00** 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 week's rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlords.

### 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 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

Council Tax Band E

|                                                      |                                                       |                           |
|------------------------------------------------------|-------------------------------------------------------|---------------------------|
| Middle Birks Barn<br>Clapham<br>LANCASTER<br>LA2 8HD |                                                       | Energy rating<br><b>E</b> |
| Valid until<br><b>27 May 2035</b>                    | Certificate number<br><b>2237-3022-6205-2885-8204</b> |                           |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 160 square metres |



Market Place  
Settle  
North Yorkshire  
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)



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, contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of the information in these particulars. [www.tpos.co.uk](http://www.tpos.co.uk)

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