



# TO LET

**1 POLICE HOUSE, STATION ROAD, GIGGLESWICK  
£1200.00 PCM**



Visit Our Website [www.nwapropertymanagement.co.uk](http://www.nwapropertymanagement.co.uk)



## **1 POLICE HOUSE, STATION ROAD, GIGGLESWICK, BD24 0AB.**

Very well appointed 3 bedroomed upgraded semi-detached house, located in a superb and convenient position on the edge of Giggleswick Village standing within generous gardens with ample parking and garages, new bathroom fittings, new carpets and new windows.

Ready for immediate occupation, available to rent on a Periodic Tenancy Agreement.

Good sized family house in a convenient position with ample outside space, well portioned, light and airy accommodation laid over two floors.

Well worthy of internal inspection to appreciate the size, the accommodation and the condition.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Entrance Porch, Lounge, Dining Room, Kitchen, Side Porch, WC, Utility Room.

#### **First Floor**

Landing, 3 Bedrooms and Shower Room.

#### **Outside**

Garage, Gardens to Front, Side, Rear, Driveway, Outbuildings.

### **ACCOMMODATION**

#### **GROUND FLOOR:**

##### **Entrance Porch:**

6'10" x 3'1" (2.08 x 0.94)

Part glazed external entrance door, two upvc double glazed windows, vertical radiator, opening through to inner hallway.

##### **Inner Hallway:**

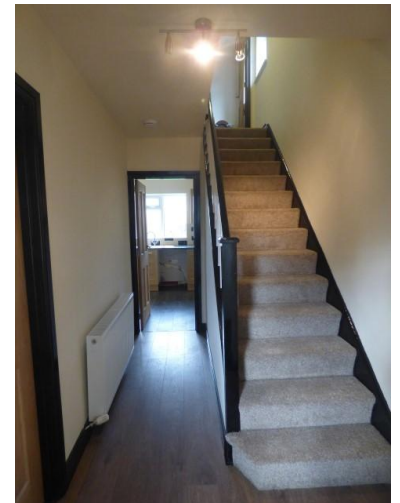
6'0" x 11'3" (1.82 x 3.42)

Staircase up to the first floor, laminated flooring to the hallway, and radiator.

##### **Lounge:**

10'9" x 14'10" (3.27 x 4.52) plus bay 7'6" x 3'8" (2.28 x 1.11)

Light and airy room with large bay with upvc double glazed windows, glazed double doors through to dining room, cast iron fireplace on flagged hearth, coved ceiling and two radiators.





### **Dining Room:**

9'8" x 8'10" (2.94 x 2.69)

Upvc double doors leading out on to the rear garden, space for dining table.



### **Kitchen:**

12'0" x 9'5" (3.65 x 2.87)

Extensive range of modern kitchen base and wall units with complementary work surfaces, stainless steel sink with round bowl and mixer taps, built in electric oven and hob with extractor hood, plumbing for dishwasher, upvc double glazed window, under stairs store cupboard, vertical radiator.



### **Side Porch:**

6'0" x 3'3" (1.82 x 0.99)

With upvc external side entrance door, cupboard, WC off.

### **WC:**

5'5" x 2'6" (1.65 x 0.76)

WC, upvc double glazed window.

### **Utility Room:**

7'0" x 5'4" (2.13 x 1.62)

Belfast sink, plumbing for automatic washing machine, wall unit and shelf.

### **FIRST FLOOR:**

#### **Landing:**

Access to 3 bedrooms and shower room, upvc double glazed side window, loft access with ladder, store cupboard.



### **Bedroom 1: Front**

12'3" x 10'10" (3.73 x 3.30)

Large double bedroom with two upvc double glazed windows, and radiator.

### **Bedroom 2: Rear**

12'11" x 9'7" (3.93 x 2.92)

Double bedroom with two upvc double glazed window and radiator.

### **Bedroom 3: Front**

7'9" x 8'8" (2.36 x 2.64) maximum

Single bedroom with upvc double glazed side window and radiator, bulkhead store cupboard.



### **Shower Room:**

9'10" x 8'5" (2.99 x 2.56)

Good sized room with shower enclosure with shower off the system, vanity wash hand basin, low flush WC and upvc double glazed window, vertical radiator.

### **Loft Space:**

Housing gas fired central heating boiler.

### **Outside:**

Large level parking area to the front of the property, access through large gate, lawned area to the side, side driveway, access to garage, rear large level lawned garden, out building 16'2 x 18'1" large double doors.

### **Garage:**

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

With up/over door, store room to the side.





**Directions:**

Leave the Settle office and go down Cheapside, turn left onto Duke Street and then take the first Right turning onto Station Road. Stay on this road for approximately 1/2 mile, crossing the river Bridge. The property is located about 200 hundred yards on your right-hand side. 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 **£1200.00** per calendar month, plus a returnable bond of **£1200.00** 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:**

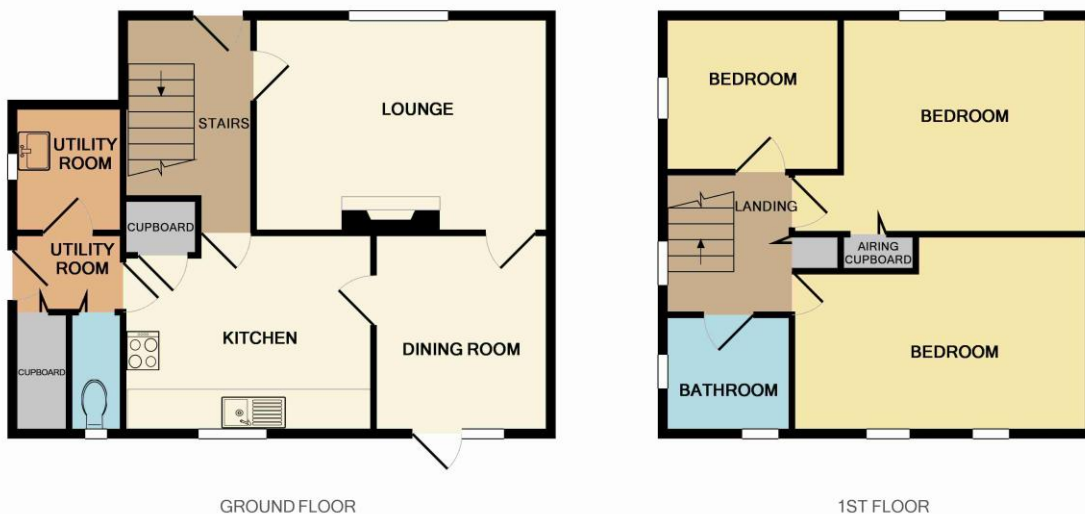
If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords then a holding deposit of one week's rent is required to hold the property. This deposit 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2013



**Local Authority:**

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

Council Tax Band C

|   |   |                           |
|---|---|---------------------------|
| 1 Police House<br>Station Road<br>Giggleswick<br>SETTLE<br>BD24 0AB |   | Energy rating<br><b>D</b> |
| Valid until<br><b>14 March 2027</b>                                 | Certificate number<br><b>0116-2817-7370-9393-8211</b> |                           |

|                         |                     |
|-------------------------|---------------------|
| <b>Property type</b>    | Semi-detached house |
| <b>Total floor area</b> | 98 square metres    |



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

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, 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.

Visit Our Website [www.nwapropertymanagement.co.uk](http://www.nwapropertymanagement.co.uk)