

TO LET

2 WILLOW WOOD, LANGCLIFFE
£800.00 PCM

N · W · A
PROPERTY MANAGEMENT

Visit Our Website **www.nwapropertymanagement.co.uk**

2 WILLOW WOOD, LANGCLIFFE, SETTLE, BD24 9NT.

2 bedroomed stone built mid terraced cottage style property, located within the Yorkshire Dales National Park approximately half a mile past the village of Langcliffe.
Having the benefit of modern kitchen and bathroom, with Oil fired central heating and double-glazed windows installed.
Ideal property for a single person or a couple, well worthy of an internal inspection.
Available to rent on an Assured Periodic Tenancy Agreement (APT).

ACCOMMODATION COMPRISES:

Ground Floor
Lounge, Kitchen.

First Floor
Landing, Double Bedroom and Bathroom.

Second Floor
Further Double Bedroom.

Outside
Unrestricted street parking to the front and a raised rear garden area.

ACCOMMODATION:

GROUND FLOOR:

Lounge: (front)
15'0" x 13'0" (4.57 x 3.96) to alcove.
Solid external entrance door, double glazed window, open fireplace with slate hearth and timber surround, radiator.





Kitchen: (rear)
7'4" x 12'4" (2.20 x 3.70) Range of modern kitchen base and wall units, electric cooker and cooker hood, with stainless steel sink with mixer taps and drainer, "Worcester" CH Boiler, staircase up to the first floor, double glazed window, double glazed stable type rear external entrance door, spotlights, small open understairs area and staircase to first floor.

FIRST FLOOR:

Landing:
With access to bedroom and bathroom and staircase to second floor. Small store cupboard.

Bedroom 1: (Front)
9'0" x 13'0" (2.74 x 3.96)
Double glazed window with pleasant views to the front, cast iron fireplace with open fire grate (not usable), radiator.





Bathroom: (rear)
Modern bathroom comprising white bath with drencher shower over (off system) and shower screen, white washhand basin set on vanity unit, white low flush WC, vertical radiator, lino flooring, double glazed window with venetian blind, airing cupboard with plumbing for washing machine.

SECOND FLOOR:

Bedroom 2:
9'10" x 9`2" (2.99 x 2.79) maximum
Velux window, reduced eaves, radiator.





Outside:
Unrestricted street parking to the front of the property, steps up to raised rear garden with lawn and borders, oil tank and small shed.

Directions:
Leave Settle town centre down Church Street and head towards Bridge End. Turn right before the river bridge onto the B6479 towards Langcliffe.
Go up the hill towards Langcliffe and carry on the main road past the village. Carry on for about another half a mile heading towards Stainforth and Willow Wood is located on the right-hand side. A To Let Board is erected.

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 **£800.00** per calendar month, plus a returnable bond of **£800.00** 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 (if applicable), Tv licence, 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.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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 B

2 Willow Wood
Langcliffe
SETTLE
BD24 9NT

Energy rating

E

Valid until	Certificate number
21 September 2032	9042-3020-2201-7262-5200

Property type	Mid-terrace house
Total floor area	76 square metres

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.