



TO LET

2 WILLOW WOOD, LANGCLIFFE
£800.00 PCM



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.

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

Property type

Mid-terrace house

Total floor area

76 square metres



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.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 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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