



# TO LET

**35A MAIN STREET, HIGH BENTHAM**  
**£550.00 PCM**



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



## 35A MAIN STREET, HIGH BENTHAM, LA2 7HQ

One bedroomed ground and first floor apartment located in a very convenient position in the centre of High Bentham.

Well decorated and presented throughout, ideal for single person or couple.

Well worthy of internal inspection to fully appreciate.

High Bentham is a popular Market town with all local facilities including independent shops, cafes and public houses, surgery, churches, and railway station.

Set within stunning countryside within easy access of the Yorkshire Dales and the Forest of Bowland area of natural beauty.

Available on an initial six month's shorthold tenancy agreement with the facility to be extended if required.

No Pets, No Smokers, No Children.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Kitchen, Inner Hallway, Lobby.

#### First Floor

Landing, Lounge, Bedrooms, Bathroom.

### ACCOMMODATION

#### GROUND FLOOR:

##### Kitchen:

8'6" x 10'0" (2.59 x 3.04)

Range of modern kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer taps, electric hob, electric oven, half glazed door, double glazed window, Velux roof light.





**Inner Hallway:**

6'6" x 10'3" (1.98 x 3.12)

With access to lobby, useful storage area.

**Lobby:**

With staircase up to the first floor.

**FIRST FLOOR:**

**Landing:**

With access to lounge, bedroom, bathroom.

**Lounge:**

15'0" x 14'7" (4.57 x 4.44)

Two single glazed windows, electric storage heater, electric fire.



**Bedroom 1:**

8'9" x 10'6" (2.66 x 3.20)

Upvc double glazed window, cylinder cupboard.



**Bathroom:**

6'8" x 7'6" (2.03 x 2.28)

Three piece white bathroom suite comprising bath with electric shower over, WC, pedestal wash hand basin, upvc double glazed window.



### Directions:

Leave the Bentham office down the main street, No.35a is located on the left hand side, access is at the rear of the property. A To Let Board is erected.

### Tenure:

Available on a six months shorthold tenancy with the ability to be extended if required.

### Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

### Terms:

A rental of **£550.00** per calendar month, plus a returnable bond of **£550.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, 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 weeks rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlord.

### Anti Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. These checks are to be carried out by Smart Search at a cost of £15.00 plus VAT per each individual tenant of this property. The prospective tenants are required to pay the costs for this directly to NWA Property Management and proof of ID will be required. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed and paid for by the Tenants.

### References:

The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

### N.B.

The tenancy will run for at least the full six months, thereafter on a principle of the landlords giving two months notice for termination and the tenants giving one months notice of termination of the agreement.

### Local Authority:

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

Council Tax Band A

### Energy performance certificate (EPC)

#### Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

#### Share this certificate

- [Email](#)
- [Copy link](#)

35a Main Street Bentham LANCASTER LA2 7HQ	Energy rating <b>D</b>
Valid until 7 February 2032	Certificate number 2300-0393-0122-7175-3923

Property type	Mid-floor flat
Total floor area	61 square metres

#### Rules on letting this property

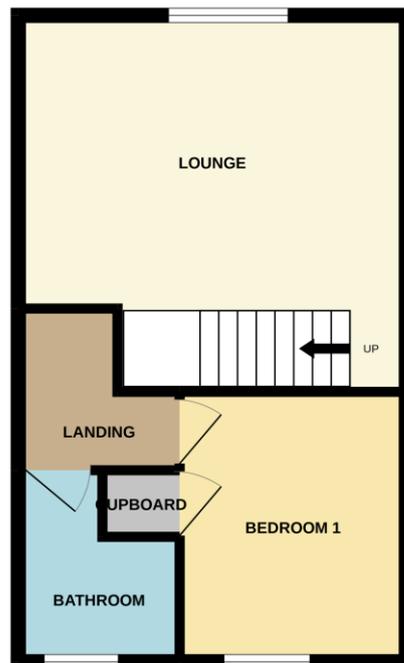
Properties can be rented if they have an energy rating from A to E.



GROUND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



FIRST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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 **rightmove.co.uk**  
The UK's number one property website

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)

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

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