

TO LET

1 LANE FOOT COTTAGES, HIGH BENTHAM
£1,550.00 PCM

N · W · A
PROPERTY MANAGEMENT

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

1 LANE FOOT COTTAGES, HIGH BENTHAM, LA2 7LU

Outstanding, 3 double bedroom stone built and extended detached house, located in a superb rural position yet within 1 mile of the town centre.

Immaculately presented throughout with quality fixtures and fittings and an incredibly good eye for detail. Character house with architecturally designed extensions making it a lovely, magnificent family home.

Available to rent on an Assured Periodic Tenancy Agreement.

Standing within good sized gardens with extensive lawns, orchard, outbuilding and ample off-street parking.

Double glazed timber windows and oil-fired central heating installed.

High Bentham is a popular Market Town adjacent to the Bowland Area of Natural Outstanding Beauty. The town has all local amenities including a railway station with links to Lancaster, Skipton and Leeds.

ACCOMMODATION COMPRISES:

Ground Floor
Open Plan Kitchen Dining, Lounge, Rear Entrance, Boot Room, Pantry, Utility Room, WC/Cloakroom.

First Floor
Landing, 3 Bedrooms, 1 Ensuite, House Bathroom.

Outside
Side Parking Area, Fore Garden, Side/Rear Gardens and stone built outhouse.

ACCOMMODATION

GROUND FLOOR:

Dining Kitchen:
10'9" x 18"4" (3.27 x 5.58)
plus 7'5" x 13'6" (2.26 x 4.11)
Large through room with range of kitchen base units with complementary worksurfaces, ceramic sink with mixer taps, electric range cooker within recess, extraction hood, beamed ceiling, flagged flooring throughout, double glazed windows to gable and front, front external entrance door, exposed stonewall, double glazed rear windows with aspects over the rear garden, dishwasher, staircase to the first floor, glazed section with views over the rear/side garden, space for table, part open ceiling.



Dining Kitchen:





Rear Entrance:
5’10” x 7”5” (1.77 x 2.26)
Glazed rear entrance door, open to dining kitchen, flagged floor.

Boot Room:
6’2” x 5”5” (1.88 x 1.65)
Double glazed window and flagged floor.

Pantry:
5’5” x 4”1” (1.65 x 1.24)
Flagged floor.



Utility Room:
5’5” x 9”10” (1.65 x 2.99)
Base units with worksurfaces, stainless steel sink with mixer tap, plumbing for washing machine, double glazed window, flagged floor.

WC/Cloakroom:
10’0” x 8”0” (3.04 x 2.43)
WC, wash hand basin, double glazed window, flagged floor, heated towel rail.

Lounge:
8'10" x 18"6" (2.69 x 5.63)
plus 10'1" x 12"10" (3.07 x 3.91)
Large extended room with multifuel stove in large recess on flagged hearth, beamed ceiling, part open sloping ceiling with two Velux rooflights, flagged floor throughout, three double glazed windows.





FIRST FLOOR:

Landing:
10'0" x 9"5" (3.04 x 2.87)
Spacious landing area with access to 3 bedrooms and house bathroom, Velux roof light, cylinder cupboard/airing cupboard, radiator.



Bedroom 1:
14'6" x 11"5" (4.42 x 3.48)
Large double bedroom to the rear, open ceiling with roof truss, radiator, wood flooring, double glazed windows, views, recessed spotlights, bulkhead cupboard.



Ensuite:
5'0" x 9"9" (1.52 x 2.97)
Large walk-in shower enclosure with drencher shower, pedestal wash hand basin, WC, heated towel rail, tiled floor, Velux rooflight.



Bedroom 2:
10'8" x 9"11" (3.25 x 3.02)
Double bedroom, double glazed window, radiator, double doored built in cupboard.



Bedroom 3:
10'4" x 10"9" (3.15 x 3.27)
Double bedroom, double glazed window, radiator and built in cupboard.



House Bathroom:
7'4" x 8"6" (2.23 x 2.59)
Well-appointed bathroom with 4-piece bathroom suite comprising freestanding bath with side taps, shower enclosure with shower off the system, pedestal wash hand basin, WC, double glazed window, Karndean flooring and heated towel rail.



Outside:
Parking for several vehicles, pleasant walled garden laid to lawns, rear patio with covered area. Stone built outhouse.





Directions:
Leave the Bentham Office and go down Station Road. Go past the train station on your right, carry on and go over the river bridge and take the first left turn, and 1 Lane Foot is the first house. A To Let Board is erected.



Tenure:
Available to rent on an Assured 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 **£1,550.00** per calendar month, plus a returnable bond of **£1,550.00** 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 AML 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



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

www.rightmove.co.uk

The Property Ombudsman LETTINGS

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.