



TO LET

11 BARREL SYKES, SETTLE
£650.00 PCM



www.rightmove.co.uk



11 BARREL SYKES, LANGCLIFFE ROAD, SETTLE, BD24 9JT

1 bedroomed ground floor apartment, being one of four, in a small block of similar properties on the Barrel Sykes Estate, which is located on the edge of Settle approximately half a mile from the town centre.

Available on an initial Six months shorthold tenancy agreement with the facility to be extended if required.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom.

Outside

Store, 2 Allocated Parking Spaces and Rear Garden.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

Part glazed external door, and radiator.

Lounge:

10'0" x 13'0" (3.04 x 3.96)

Upvc double glazed door with access to the rear garden, wall mounted gas fire and radiator.



Kitchen:

5'6" x 7'0" (1.67 x 2.13)

Small kitchen open plan to the lounge, with range of kitchen base with complementary work surfaces, Wall units, stainless steel sink with mixer taps, electric oven, gas hob, extractor hood, upvc double glazed window, plumbing for washing machine and gas fired central heating boiler.



Bedroom 1:

13'9" x 9'4" (4.19 x 2.84)

Double bedroom with upvc double glazed window, and radiator.



Bathroom:

6'5" x 6'2" (1.95 x 1.88)

Three-piece bathroom suite comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, upvc double glazed window, and vertical radiator.

Outside:

Store Shed, 2 parking spaces to the front and enclosed rear garden.

Directions:

Leave the Settle office through the Market Square, down Church Street to Bridge End. Turn right onto the B6479 and head towards Langcliffe. Take the second right turning on to Barrel Sykes and go to the far left hand corner and number 11 is on the left-hand side. 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 **£650.00** per calendar month, plus a returnable bond of **£650.00** 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, 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 one weeks rent is required 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. 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.

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:

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

Council Tax Band A

Energy Performance Certificate

11, Barrel Sykes, SETTLE, BD24 9JT

Dwelling type:	Ground-floor flat	Reference number:	0167-2896-7476-2790-0041
Date of assessment:	16 March 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	16 March 2020	Total floor area:	38 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,365
Over 3 years you could save	£ 123

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 123 over 3 years </div>
Heating	£ 918 over 3 years	£ 816 over 3 years	
Hot Water	£ 336 over 3 years	£ 315 over 3 years	
Totals	£ 1,365	£ 1,242	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	72	74

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 60
2 Heating controls (room thermostat)	£350 - £450	£ 63

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.