TO LET

HONEYPOT COTTAGE, 3 POLICE YARD, HIGH BENTHAM £ 800.00 PCM

N · W · A

PROPERTY MANAGEMENT

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

HONEYPOT COTTAGE, 3 POLICE YARD, MAIN STREET, HIGH BENTHAM, LA2 7HH

Delightful two bedroomed stone built mid-terraced cottage located in a very convenient position in the centre of High Bentham, just set back from the Main Street.

Very well presented throughout with quality fixtures and fittings and some character features evident. Upvc double glazed windows and external doors plus gas fired central heating and decorated to a high standard.

Having the benefit of off-street parking and pleasant rear cottage style gardens.

High Bentham is a popular and lively market town situated on the Yorkshire/Lancashire border, on the edge of the Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales National Park set amid stunning countryside.

The town has all local amenities such as independent shops, pubs, and cafes, railway station with links to Leeds, Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:
Lounge/Dining Room, Kitchen.

First Floor:
Landing, 2 Bedrooms, Shower Room.

Outside
Forecourt Parking, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Lounge/Dining Room:
19’5” x 7’7” (5.92 x 2.31)
With part glazed external entrance door, upvc double glazed window, flame effect gas fire within feature stone fireplace on hearth, shelved alcoves, return staircase to the first floor, and radiator.

Kitchen:
10’9” x 8’10” (3.28 x 2.69)
With range of kitchen base units with complementary worksurfaces, gas hob, electric oven, extraction hood, stainless steel sink with mixer taps, upvc double glazed window, half glazed upvc external entrance door, built in dishwasher, and radiator.

FIRST FLOOR:

Landing:
With gas boiler within stairwell. Access to 2 bedrooms and shower room.

Bedroom 1:
10’3” x 8’3” (3.12 x 2.51)
To the front, double bedroom, upvc double glazed window, and radiator.

Bedroom 2:
8’8” x 7’10” (2.54 x 2.39)
To the rear, small double bedroom, upvc double glazed window, radiator, built in wardrobe.

Shower Room:
With shower enclosure with shower over off the system, pedestal wash hand basin, low flush WC, heated towel rail, part tiled walls.

OUTSIDE:
Forecourt parking to the front of the property, enclosed rear garden with mature shrubs, decked area.

Directions:
Leave the Bentham office and go left down the Main Street and turn left at the end of the shops in to the courtyard. Honeypot cottage is on the left-hand side, a To Let board is erected.

Tenure:
Available on a six month's 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 £**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, gas, 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.

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:

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

3 Police Yard
Bentham
LANCASTER
LA2 7HH

Energy rating

D

Valid until	Certificate number
6 March 2034	2051-8157-8040-5702-3005

Property type	Mid-terrace house
Total floor area	49 square metres

Market Place
Settle
North Yorkshire
BD24 9EJ
Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

www.tpos.co.uk

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

The Property Ombudsman LETTINGS

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.