



TO LET

ROSE COTTAGE, HORTON IN RIBBLESDALE
£950.00 PCM



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ROSE COTTAGE, HORTON IN RIBBLESDALE, SETTLE, BD24 0EX.

Superb 3 bedroomed stone built detached character cottage located in a superb position on the edge of Horton in Ribblesdale Village with views over open countryside.

The property offers well maintained and presented accommodation laid over 2 floors with two ground floor reception rooms, inner lobby with return staircase, good size kitchen with modern units and some appliances, plus useful pantry. 2 Large double bedrooms and a single bedroom plus large bathroom with modern 4-piece bathroom suite. Private off-street parking, small side yard/garden. Upvc double glazed windows throughout and oil fired central heating.

Located in the popular village of Horton which is situated within the famous Yorkshire Dales National Park approximately 6 miles from the market town of Settle. The village has local amenities including village church and village hall, 2 public houses and a railway station.

Well worthy of internal and external inspection to fully appreciate the size, layout and condition, position.

Available to let on a periodic tenancy agreement.

ACCOMMODATION COMPRISES:

Ground Floor

Vestibuled Entrance, Lounge, Living Room, Kitchen, Inner Hallway, Pantry.

First Floor

Landing, 3 Bedrooms, House Bathroom.

Outside

Forecourt Parking to the front for 1 Vehicle. (one side parking space to be created at some point in the future)

ACCOMMODATION:

GROUND FLOOR:

Vestibuled Entrance:

Upvc part glazed external door, part glazed inner door.

Lounge:

13'7" x 12'0" (4.14 x 3.66)

Good sized room with stone fireplace with wood mantle/hearth, upvc double glazed window.





Living Room:

11'7" x 9'10" (3.53 x 3.00)

With upvc double glazed window.

Inner Hallway:

Feature return staircase to the first floor, under stairs store cupboard.

Kitchen:

17'0" x 8'3" (5.18 x 2.52)

Extensive range of modern kitchen base units with complementary work surfaces, wall units, sink with mixer taps, AEG built in electric oven, electric hob, extractor hood, upvc solid stable style external entrance door, upvc double glazed windows, tiled floor.



Pantry:

7'0" x 8'6" (2.13 x 2.59)

Slate storage shelves, upvc double glazed window.



FIRST FLOOR:

Landing:

Upvc double glazed window of half landing with aspects over the church yard, access to 3 bedrooms and bathroom, radiator.

Bedroom 1:

13'2" x 13'3" (4.01 x 4.04)

Double bedroom with upvc double glazed window, radiator.

Bedroom 2:

12'0" x 10'0" (3.66 x 3.05)

Double bedroom, upvc double glazed window, radiator.





Bedroom 3:

7'7" x 9'7" (2.31 x 2.92)

Single bedroom with upvc double glazed window, radiator.

Bathroom:

9'2" x 6'6" (2.79 x 1.98) plus 6'0" x 3'5" (1.82 x 1.040)

Refurbished bathroom with 4-piece white bathroom suite comprising shower enclosure with shower off the system, WC, vanity washhand basin, bath, mermaid boarded walls, upvc double glazed window.



Outside:

Forecourt parking for 1 vehicle across the road, part of the side yard, oil boiler, (outbuilding not included in the tenancy).



View

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**Directions:**

Enter Horton in Ribblesdale on the B6479 from Settle, Rose Cottage is the first property on the right-hand side. A To Let board is erected.

Tenure: Available to rent on a 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 **£950.00** per calendar month, plus a returnable bond of **£950.00** 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

Rose Cottage Douk Ghyll Lane HORTON IN RIBBLESDALE BD24 0EX		Energy rating E
Valid until 8 September 2036	Certificate number 0287-3066-5201-2266-2204	

Property type	Detached house
Total floor area	105 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

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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