



TO LET

**9 ROSE COTTAGE, TOWNHEAD ROAD, STAINFORTH
£ 950.00 PCM**



▲ PROPERTY LETTINGS ▲ PROPERTY MANAGEMENT



9 ROSE COTTAGE, TOWNHEAD ROAD, STAINFORTH, NEAR SETTLE, BD24 9PJ.

Well presented and extended 3 bedroomed stone-built end terraced cottage, located within this popular Yorkshire Dales village.

Many interesting features evident including multi fuel stove, newly installed modern kitchen and bathroom, new carpets and re-decoration.

Available to let on a periodic tenancy (unfurnished) with the facility to be extended if required.

Well worthy of inspection.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, kitchen, dining room/study.

First Floor

Landing, Bedroom 1, bathroom.

Second Floor

Landing and 2 further bedrooms.

Outside

Yard area and un-restricted parking space to the rear.

ACCOMMODATION

GROUND FLOOR:

Lounge:

14'5" x 12'5" (4.39 x 3.78)

Part glazed external entrance door. Staircase to the first floor. Double glazed window. Electric panel heater. Multi-fuel stove on slate hearth.





Kitchen:

6'9" x 13'8" (2.05 x 4.16)

Range of newly installed kitchen base units with tiled work surfaces. Wall cupboards. Stainless steel sink with mixer taps. Electric oven and Electric hob. Double glazed window. Washing Machine, Fridge/Freezer, New LVT flooring.



Dining room:

8'4" x 10'8" (2.54 x 3.24)

Double glazed French doors. Open ceiling. Velux roof light. Wood floor. Panel heater.



FIRST FLOOR:

Landing:

Staircase to the 2nd floor.



Bedroom 1:

13'7" x 10'4" (4.14 x 3.15)

Double bedroom. Double glazed window. Panel heater. Built in wardrobes.

**Bathroom:**

13'7" x 7'0" (4.14 x 2.13)

4-piece bathroom suite comprising bath, pedestal washhand basin, shower cubicle with electric shower, Low flush WC. Heated towel rail.

SECOND FLOOR:**Landing:**

Access to 2 bedrooms. Double glazed window with views over The Green. Velux roof light.

**Bedroom 2: (front)**

10'5" x 13'7" (3.17 x 4.14)

Velux roof light. Electric Panel heater.

Bedroom 3:

8'9" x 7'9" (2.66 x 2.36)

Velux roof light. Electric Panel heater.

Outside:

Yard area/garden with walled boundaries. Unrestricted parking space to the rear.

Directions:

Enter Stainforth village via the first right turning from Settle and go over the river bridge. Go right towards Halton Gill and No 9 is located round the corner on the left-hand side. A To Let board is erected.

Services:

Electric, Mains Water and Drainage.

Tenure:

Available to let on a periodic tenancy (unfurnished) with the facility 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 **£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, 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 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. The prospective tenants are required to provide the relevant proof of ID for all the named tenants. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed.

References:

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

Local Authority:

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

Council Tax Band B

9 Rose Cottage Stainforth SETTLE BD24 9PJ		Energy rating E
Valid until 18 June 2028	Certificate number 0158-2868-6060-9998-8645	

Property type End-terrace house

Total floor area 84 square metres



Market Place
Settle
North Yorkshire BD24 9EJ
Tel/Fax: 01729 825219



lettings@nwapropertymanagement.co.uk

www.rightmove.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.