



# TO LET

**8 RAINES COURT, RAINES ROAD, GIGGLESWICK  
£ 600.00 PCM**



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## 8 RAINES COURT, RAINES ROAD, GIGGLESWICK, BD24 0BY

Very well presented One bedrooomed first floor apartment, located within this popular residential conversion near to the centre of Giggleswick Village.

Light and airy space, with the lounge having two windows with pleasant open views. Double glazed windows, gas fired central heating, well decorated and presented throughout. Well worthy of internal inspection.

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

### ACCOMMODATION COMPRISES:

#### First Floor

Entrance Hall, Open Plan Lounge/Kitchen, Double Bedroom, Bathroom, Store.

#### Outside

Allocated Parking Space

### ACCOMMODATION

#### Entrance Hall:

6'11" x 4'5" (2.10 x 1.34)

Solid entrance door, access to lounge and bedroom, radiator.

#### Lounge:

18'0" x 14'10" (5.48 x 4.52)

Light and airy, two double glazed windows with views, large store cupboard, meter box and radiator.



**Kitchen Side:**

11'9" x 7'8" (3.58 x 2.33)

Range of kitchen base units with complementary work surfaces, wall cupboards, electric oven, gas hob, white sink with mixer taps, plumbing for washer and radiator.



Access to bathroom lobby area with double doored cupboard.

**Bathroom:**

8'6" x 6'1" (2.59 x 1.85)

3 piece white bathroom suite comprising bath with shower over of the taps, low flush WC, pedestal wash hand basin, radiator, large cupboard.

**Bedroom 1:**

16'3" x 9'10" (4.95 x 2.99)

Double bedroom, double glazed window, views, and radiator.





### **Outside:**

Allocated parking space in private car park.



### **Directions:**

Enter Giggleswick village from Settle, go past the college, turn left down Belle Hill, right at the bottom on to Church Street, over the beck, left on to Raines Road, Raines Court is located on the right hand side, turn left into the car park and the entrance is at the top of the car park.

### **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 **£600.00** per calendar month, plus a returnable bond of **£600.00** 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 weeks' rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlord.

### **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.

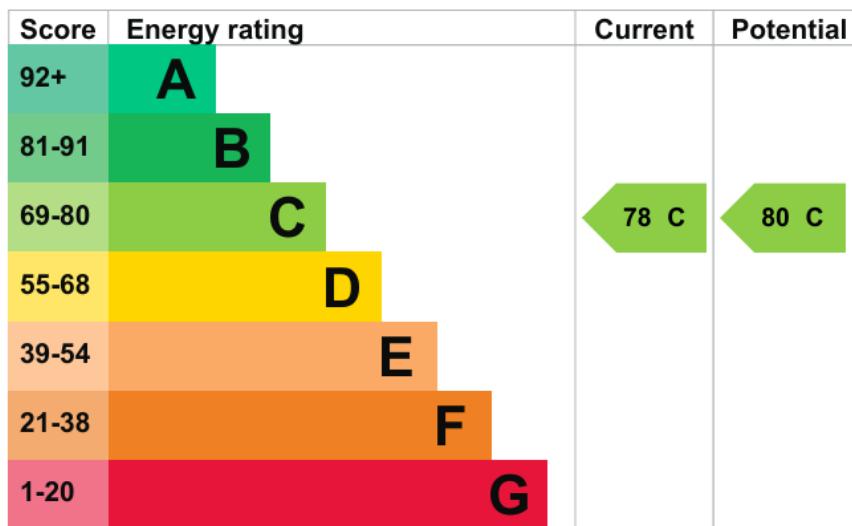
**N.B.**

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 month's notice of termination of the agreement.

**Local Authority:**

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

Council Tax Band B



The graph shows this property's current and potential energy rating.



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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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