



TO LET

8 TEMPERANCE SQUARE, HELLIFIELD
£910.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



8 TEMPERANCE SQUARE, HELLIFIELD, BD23 4LG.

Three-bedroom town house located in Hellifield village offering good sized accommodation laid over three floors.

Parking and rear garden.

Available to rent on an Assured Periodic Tenancy Agreement (un-furnished).

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloakroom, Lounge, Inner Lobby, Kitchen.

First Floor:

Landing, 2 Bedrooms, Bathroom.

Second Floor:

Landing, Master Bedroom, Shower Room.

Outside:

Parking to the Front of the Property, Small Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Part glazed upvc external entrance door, mat well.

Cloakroom:

White low flush WC, pedestal wash hand basin, radiator, double glazed window with blind.



Lounge:

14'0" x 11'10" (4.26 x 3.60)

Double glazed windows, feature fireplace with living flame gas fire, black marble inset and hearth.



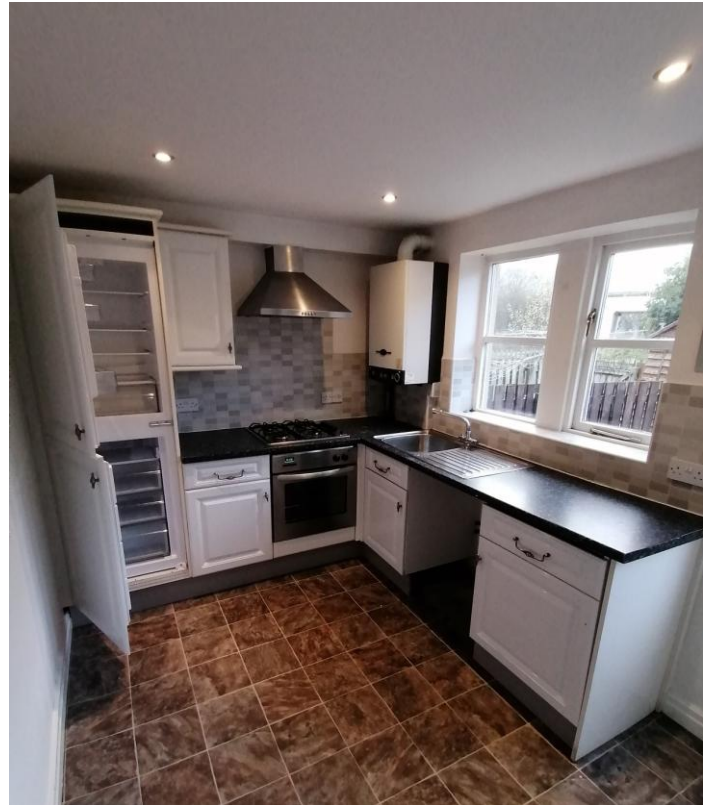
Inner Lobby

Return staircase to the first floor, large understairs cupboard, radiator.

Kitchen:

11'10" x 7'10" (3.60 x 2.38)

Range of kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer taps, gas hob, electric oven, stainless steel hood cooker hood, built in fridge & freezer units, Baxi combination Gas Boiler, radiator, recessed spotlights, ½ glazed external entrance door, double glazed window.



FIRST FLOOR:

Landing:

Landing area with staircase to second floor.



Bedroom 2: Front

11'10" x 8'8" (3.60 x 2.64)

Double bedroom, double glazed window, radiator, TV point.



Bedroom 3: Rear

11'10" x 7'9" (3.60 x 2.36)

Double bedroom, double glazed window, radiator.



Bathroom:

Three piece bathroom suite comprising bath with shower over, low flush WC, pedestal wash hand basin, part tiled walls, wall mirror, radiator, recessed spotlights.

SECOND FLOOR:

Landing Area:

Spacious landing area with access to master bedroom and shower room.



Master Bedroom:

13'10" x 11'10" (4.21 x 3.60)
Double bedroom with 2 conservation roof lights, part sloping ceiling, eaves storage, radiator, TV point.

Shower Room:

White shower cubicle with shower off the system, pedestal wash hand basin, low flush WC, eaves storage.



OUTSIDE:

Front:

Paved parking area.

Rear:

Small, enclosed garden laid to lawn and paved patio area.

Directions:

Enter Hellifield Village on the A65 from Settle, go under the railway bridge, take the next left turning on to the new estate and then first left again onto Temperance Square. A To Let Board is erected.

**Tenure:**

Available to rent on an Assured 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 **£910.00** per calendar month, plus a returnable bond of **£910.00** 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.

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:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants over the age of 18 years old. 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 AMLC checks have been satisfactorily completed.

Local Authority:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band 'C'

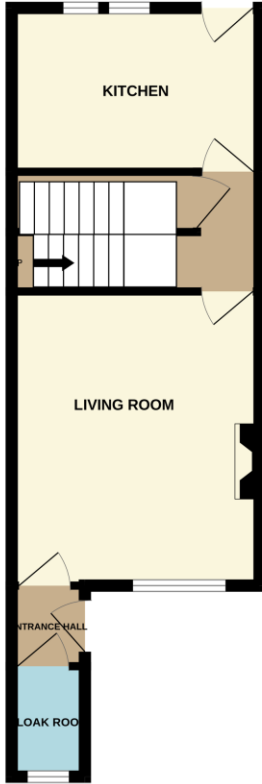
8 Temperance Square Hellfield SKIPTON BD23 4LG		Energy rating C
Valid until 24 July 2032	Certificate number 0310-2375-6130-2622-2885	

Property type Mid-terrace house

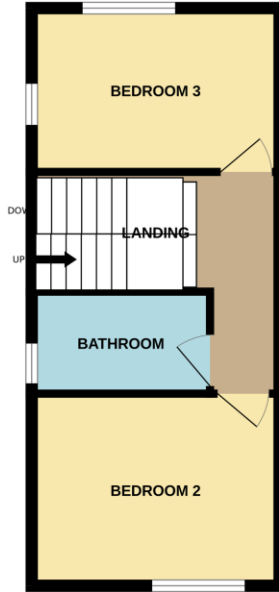
Total floor area 87 square metres



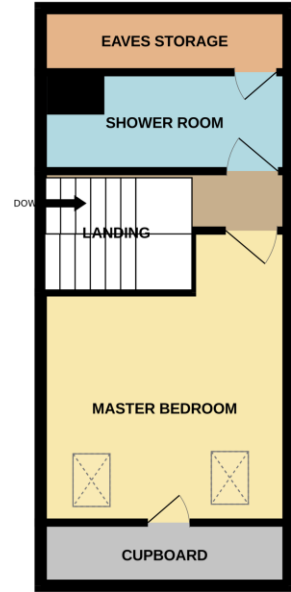
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Market Place
Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.tpos.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 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.

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