



# TO LET

**4 RAINES GARTH, GIGGLESWICK**  
**£1000.00 PCM**



[www.rightmove.co.uk](http://www.rightmove.co.uk)



## 4 RAINES GARTH, GIGGLESWICK, SETTLE, BD24 0EQ

Well-appointed modern 3 bedroomed stone-faced house, located on a small quiet development near to the centre of Giggleswick village.

Having the benefit of upvc double glazed windows and gas central heating with allocated parking space.

Available on a periodic tenancy agreement.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Cloakroom, Lounge, Dining / Kitchen.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Forecourt Parking, Rear Yard.

### ACCOMMODATION

#### GROUND FLOOR:

##### Entrance Hall:

17'10" x 7'0" max (5.43 x 2.13)

Part glazed external entrance door covered radiator, staircase to the first floor, under stairs store cupboard.

##### Cloakroom/WC:

3'3" x 6'6" (0.99 x 1.98)

Low flush WC, pedestal wash hand basin, radiator, upvc double glazed window.

##### Lounge:

10'1" x 17'7" (3.07 x 5.35).

Good sized room with upvc double glazed window, built in unit, fireplace housing electric stove.



##### Breakfast/Kitchen:

17'7" x 8'8" (5.35 x 2.64)

Kitchen Area: with extensive range of kitchen base and wall units with wood work surfaces, built in fridge/freezer, ceramic sink with mixer taps, range dual fuel stove with extraction hood, built in dishwasher, gas fired combination boiler in cupboard, covered radiator.

Dining Side: with space for table, rear part glazed external entrance door, 2 upvc double glazed windows, and tiled floor.





## FIRST FLOOR:

### Landing:

Spacious landing area with access to 3 bedrooms and house bathroom, loft access, bulk head cupboard.

### Bedroom 1: Front

13'3" x 10'3" (4.03 x 3.12)

Double bedroom with upvc double glazed window and radiator.



### Bedroom 2: Rear

13'2" x 10'3" (4.01 x 3.12)

Double bedroom with upvc double glazed window and radiator.

### Bedroom 3: Rear

8'9" x 9'2" (2.66 x 2.79)

Single bedroom with upvc double glazed window and radiator.

### House Bathroom:

7'0" x 6'6" (2.13 x 1.98)

Three piece white bathroom suite comprising bath with shower fitment off the taps, low flush WC, pedestal wash hand basin, vertical radiator.



### Outside:

Forecourt parking to the front of the house, enclosed fore garden and rear yard area.

**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, and then take next right turn onto Raines Garth. A To Let Board is erected.

**Tenure:**

Available 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 **£1000.00** per calendar month, plus a returnable bond of **£1000.00** 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 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. The prospective tenants are required to proof of ID so that these checks can be carried out. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed.

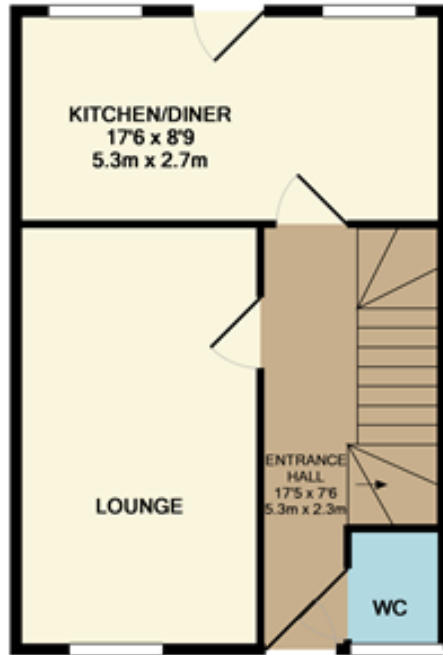
4 Raines Garth Giggleswick SETTLE BD24 0EQ		Energy rating <b>B</b>
Valid until <b>2 April 2036</b>	Certificate number <b>0320-2240-0670-2876-2035</b>	
<b>Property type</b>	Mid-terrace house	
<b>Total floor area</b>	94 square metres	



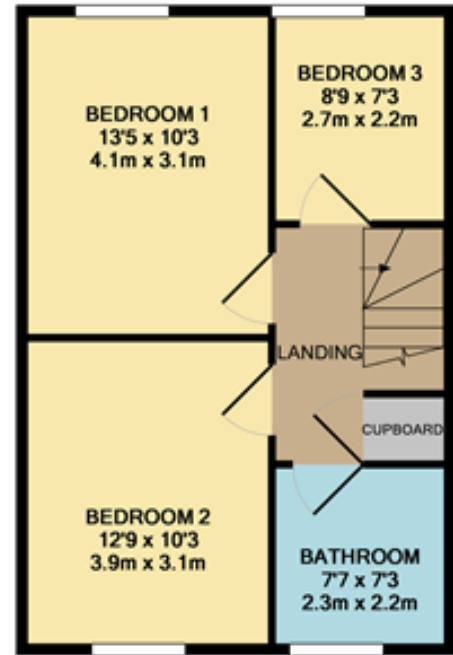
### Local Authority:

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

Council Tax Band C



GROUND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019

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

Market Place  
Settle  
North Yorkshire  
BD24 9EJ



Tel: 01729 825219 Option 2

Email: [lettings@nwapropertymanagement.co.uk](mailto:lettings@nwapropertymanagement.co.uk)

[www.rightmove.co.uk](http://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.

[www.rightmove.co.uk](http://www.rightmove.co.uk)