

TO LET

17 MOUNT PLEASANT, HIGH BENTHAM
£1300.00 PCM

N · W · A
PROPERTY MANAGEMENT

▲ PROPERTY LETTINGS ▲ PROPERTY MANAGEMENT

ROBIN HILL, 17 MOUNT PLEASANT, HIGH BENTHAM, LA2 7JY.

Superb and substantial 4 bedroomed period Victorian semi-detached house with many interesting features.

Available to let on an Assured Periodic Tenancy Agreement.

Quality property offering spacious family accommodation laid over 3 floors having an attached Garage and good-sized private gardens.

Carpets throughout and upvc double glazing installed throughout.

Well worthy of inspection to fully appreciate.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance hall, Lounge, Kitchen, Pantry, Rear Porch.

First Floor
Landing, 3 Bedrooms, House Bathroom.

Second Floor
Bedroom 4, Ensuite Bathroom

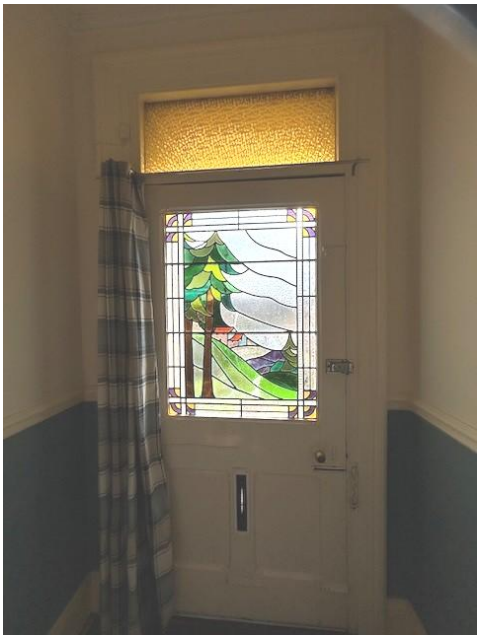
Outside
Fore garden, Rear Parking, Garage, Good Sized Garden

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:
18'0" x 5'3" (5.48 x 1.60)
Splendid wide entrance hall. Feature staircase to the first floor. Dado rail. Tiled flooring. Ornate plaster arch. Radiator.





Lounge:
17'3" x 13'10" (5.25 x 4.21)
Double glazed bay window. Open firegrate within tiled fireplace. Boarded flooring. Radiator. Coved ceiling. Upvc double glazed window.





Kitchen:
13'7" x 15'11" (4.14 x 4.85)
Good sized living kitchen. Range of kitchen base units with complementary work surfaces. Stainless steel sink. Plumbing for automatic washer and plumbing for slimline dishwasher Gas fired Aga. Tiled floor. Upvc double glazed windows.



Pantry:
7'4" x 10'10" (2.23 x 3.30)
Shelving.

Rear Porch:
11'0" x 5'0" (3.35 x 1.52)
Solid external entrance door.

FIRST FLOOR:

Landing:
11'0" x 11'0" (3.35 x 3.35)
Spacious landing area with access to 3 bedrooms and house bathroom. Staircase to the second floor.







Bedroom 1:
14'0" x 12'5" (4.26 x 3.78)
Good sized double bedroom. Single glazed window. Radiator. Upvc double glazed window.



Bedroom 2:
14'0" x 12'5" (2.13 x 3.04)
Double bedroom. Upvc double glazed window. Built in cupboard.



Bedroom 3:
10'4" x 7'5" (3.15 x 2.26)
Upvc double glazed window. Radiator.



House Bathroom:
9'10" x 6'6" (2.99 x 1.98)
Nicely presented bathroom with bath, electric shower over. Pedestal wash hand basin. WC. Radiator. Upvc double glazed window.

SECOND FLOOR:



Bedroom 4:
10'4" x 14'9" (3.15 x 4.49)
2 Velux roof lights. 2 radiators.



Ensuite shower room:
10'3" x 7'8" (3.12 x 2.33)
Shower cubicle with electric shower. Pedestal wash hand basin. WC. Upvc double glazed gable window.

Outside:

Front:
Pleasant fore garden with curved path, lawn, mature shrubs.
Side:
Driveway (to be left clear).
Rear:
Parking area, please note one space to be left for clinic.

Attached L-shaped garage, 7'8" x 15'6" (2.33 x 4.71) plus 11'4" x 10'4" (3.45 x 3.15).

Very nice private gardens with lawn, vegetable patch, mature trees.





Directions:
Leave the Bentham office up the Main Street. 17 Mount Pleasant is on the left-hand side. A 'To Let' board is erected.

Services:
All mains' services are connected to the property.

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 **£1300.00** per calendar month, plus a returnable bond of **£1300.00** 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.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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.

Local Authority:
North Yorkshire County Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ Council Tax Band D

17, Mount Pleasant
Bentham
LANCASTER
LA2 7JY

Energy rating

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Valid until	Certificate number
12 May 2029	9608-5077-6295-6681-7984

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.