

PLET234

TO LET

Initially On 6 Months **Unfurnished** Assured Shorthold Tenancy (*longer term may be available if required*)
(Non Smokers Only).

9 Ribblesdale Court Long Preston Skipton North Yorkshire BD23 4RF



Rental Price: £450 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £600 payable in advance

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

A lovely well presented modern 2 bedroomed cottage style terraced house enjoying gas central heating, full sealed unit double glazing, enclosed front and rear gardens, adjacent garage and off street parking. Being pleasantly situated on the outer fringe of the popular village of Long Preston on the edge of the Yorkshire Dales National Park.

Non Smokers Only.

Pets: Dogs are not permitted. Other pets may be acceptable by prior arrangement.

N.B. Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. electricity, gas, water, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred preparing the lease to the sum of £90.00 (*inclusive of VAT at current rate of 20%*) and also a MARAS (*Managing Agents Reference Assistance Services Ltd*) security check charge to the sum of £30.00 (*inc VAT*) per Adult person, both sums payable in advance. A tenancy deposit (returnable damages bond) of £600.00 will be required before entry which will be deposited in the new **GOVERNMENT CUSTODIAL SCHEME** of the **DEPOSIT PROTECTION SERVICE**; *at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a free service, offered by the custodial scheme protecting the deposit, to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.*

Accommodation Comprising: (Full gas central heating and sealed unit double glazing installed).

Ground Floor:

Entrance Vestibule:

4'10 x 3'1
(1.47m x 0.94m)

Lounge:

15'8 x 12'5
(4.78m x 3.78m)

Gas fire with wood surround, open staircase with under cupboard, centre light, radiator.
Open plan to:-



Dining Room:

9'9 x 8'
(2.97m x 2.44m)

Fitted smoke alarm, centre light, radiator.



Kitchen:
10'2 x 7'1
(3.10m x 2.16m)

Fitted cupboards and units incorporating stainless steel single drainer sink unit, built in electric cooker (new), gas hob with over head extractor hood, upright fridge freezer, auto washer recess and work surfaces with tiled splash backs, centre light.



Rear Porch:
6'11 x 5'11
(2.11m x 1.80m)

Being UPVC sealed unit double glazed. Gas fired central heating boiler, pine tongue and groove ceiling, electric heater.



First Floor:

Landing:

Fitted smoke alarm.

Master Bedroom 1:
12'3 x 12'3
(3.73m x 3.73m)

Built in wardrobe. Airing/cylinder cupboard with immersion heater, centre light, radiator, TV point.



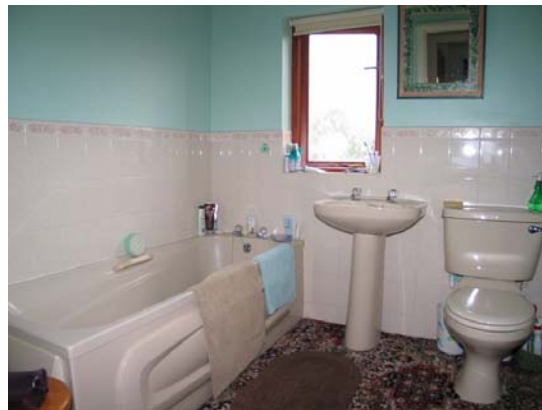
Bedroom 2:
10' x 8'2
(3.05m x 2.49m)

Centre light, radiator.



Bathroom:
7'1 x 6'9
(2.16m x 2.06m)

3 piece bath suite, tiled dado, centre light, radiator, auto vent.



Outside:

Front:

Gated front garden area with path.

Rear:

Enclosed rear lawned garden area with high doorway and path.



Side:

Vehicular access via thoroughfare leading to terraced garage and rear garden (Garage 17' x 8'6 (5.18m x 2.59m) with up and over door and having light and power installed).



Services:

Mains water, electricity, gas and drainage connected.

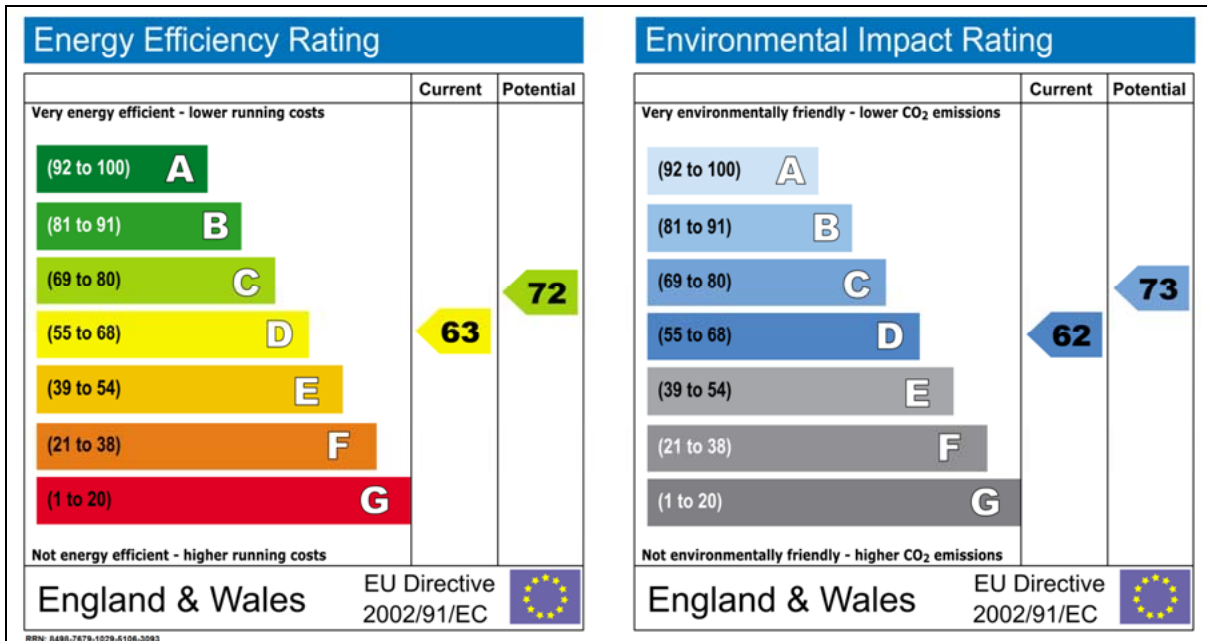
Council Tax Band:

(C) verbal enquiry only – 2011/12 amount payable £,359.35.

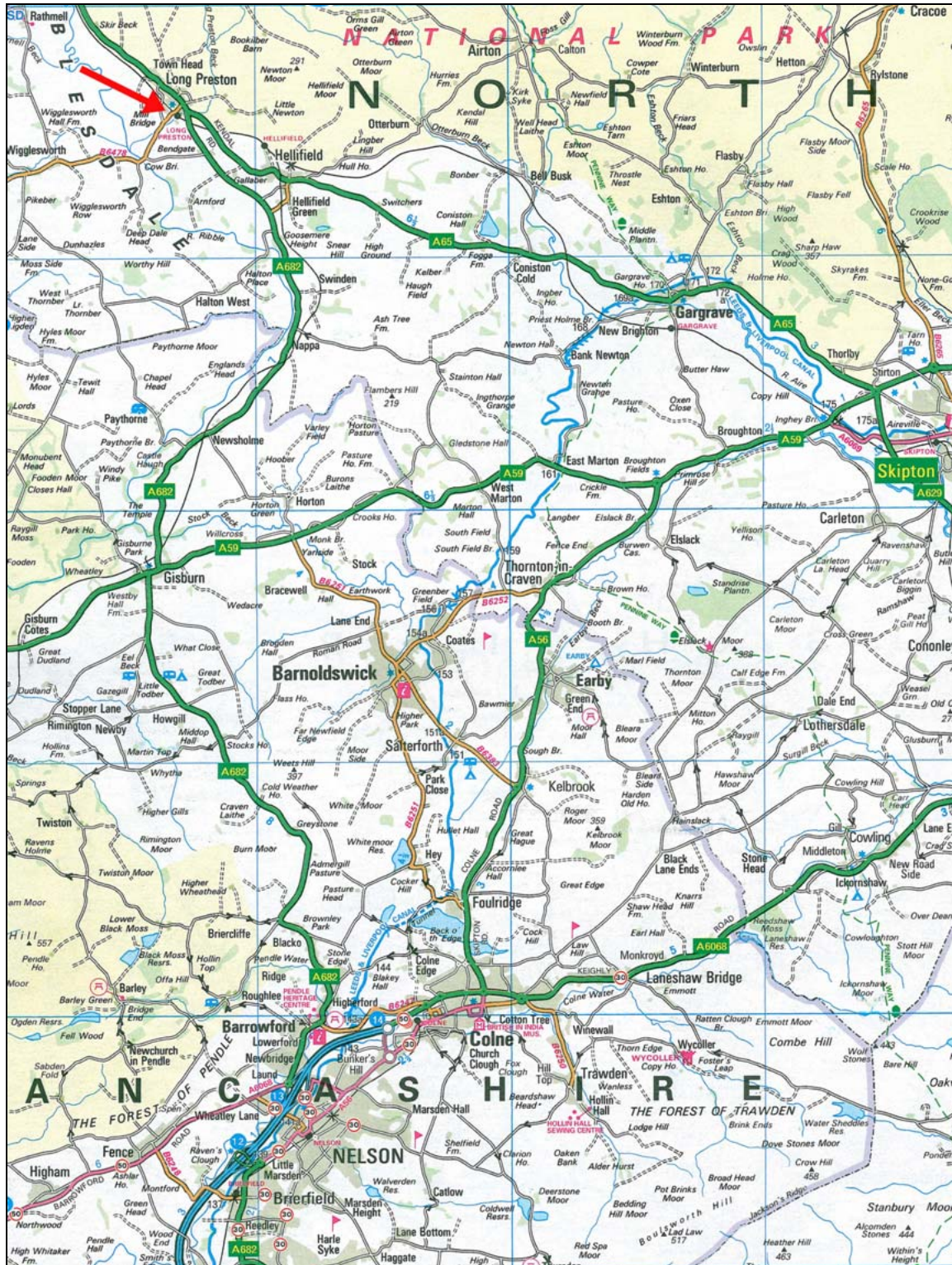
Tenant Finding Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Energy Performance Certificate



Location Plan



MISREPRESENTATION ACT 1967:

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