

PLET198

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy.
(Non Smokers Only).

Spacious 3 Bed + Detached Residence with Lovely Views

**Springs Bank
14 Main Street
Ingleton
North Yorkshire
LA6 3HF**



Rental Price: £650 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £750 payable in advance

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

Comprising an attractive, local limestone built 3 storey, 3 bedroomed detached family residence with 2 reception rooms, box room, 2 good attic rooms, cellar, garage, garden, gas central heating, and majority UPVC sealed unit double glazing; situated in a convenient village fringe location just a ½ mile easy level walk from the village centre shops and amenities.

Commanding fabulous rural views over the River Greta valley onto the famous old Ingleton Viaduct and through to the picturesque limestone escarpment of Ingleborough.

Non Smokers Only.

Pets: 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 £88.13 (*inclusive of VAT at current rate of 17.5%*) 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 £750.00 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:

Ground Floor:

- Entrance Porch:** UPVC sealed unit double glazing outer walls and door, centre light.
7'3 x 3'4
(2.21m x 1.02m)
- Reception Hall:** Open feature "Regency" style staircase, feature columned archway, centre light, radiator, telephone point.
15'7 x 3'10
(4.75m x 1.17m)
- Lounge:** Boasting 4 windows allowing fabulous rural views incorporating lovely aspect onto the famous old Ingleton Viaduct. Feature stone built fireplace housing living flame gas fire, twin shelved display recesses, 2 x centre lights, 4 x radiators, cornice.
24'7 x 11'11
(7.49m x 3.63m)



- Dining Room:** Wall mounted gas fire housing back boiler providing central heating and hot water, built in panel doored cupboards, window recess, centre light. Door and stone steps down to:-
14'10 x 9'11
(4.52m x 3.02m)



Basement Cellar:

10'10 x 10'10
(3.30m x 3.30m)

With fitted shelves and centre light and further storage area
5' x 3'1 approx (1.52m x 0.94m).

Kitchen:

9'3 x 8'7
(2.82m x 2.62m)

Built in base and wall cupboards incorporating stainless steel single drainer sink unit and work surfaces with tiled splashbacks, strip light, radiator, gas cooker connection.

**Rear Vestibule:**

4'5 x 3'
(1.35m x 0.91m)

W.C.:

4'5 x 2'5
(1.35m x 0.74m)

Corner pedestal wash hand basin, heated towel rail, centre light. Outside door leading to garden, access door to adjoining garage 15'2 x 9'3 approx (4.62m x 2.82m) with up and over door, plumbed for auto washer, "Belfast" sink with cold water tap, storage loft, strip light.

First Floor:**Landing:**

Feature long full length stone mullioned ½ landing window allowing an abundance of natural light to the staircase and providing lovely garden and rural views, centre light.

Bedroom 1:

12'2 x 12'
(3.71m x 3.66m)

Dual aspect windows giving lovely long distance rural views, centre light, 2 x radiators, built in cupboard.

Bedroom 2:

12'1 x 11'11 max
(3.68m x 3.63m max)

Built in wardrobes and cupboard units and dressing table, 2 x radiators, centre light, dual aspect windows giving lovely views, fitted vanity mirror.

Sewing Room:

9' x 3'8
(2.74m x 1.12m)

Centre light.

Bedroom 3:

12'9 x 10'5 max
(3.89m x 3.18m max)

Radiator, centre light, former built in cupboard/furniture recess.

Bathroom:

11'6 x 7'6 min
(3.51m x 2.29m min)

3 piece bath suite in white plus shower cubicle, built in vanity cupboard, radiator, fitted "Bath Knight" aid, tiled splashbacks, electric heated towel rail.

Second Floor:

Attic Room 4:
14'7 x 10'2
(4.44m x 3.10m)

Vanity pedestal wash hand basin, built in cupboards incorporating under eaves cupboards, velux roof window.

Attic Room 5:
16'9 x 11'10
(5.11m x 3.61m)

Velux roof window, centre light.

Outside:

Front/Easterly Elevation:

Wrought iron pedestrian access gate from the pavement leading to tarmac path and lawned garden area with hedge and herbaceous borders (lovely open aspect to Ingleton old viaduct and distant limestone escarpment).

Northerly Side:

Crazy paved path and continued lawned garden and concreted steps leading down to garden terrace.

Rear/Westerly Elevation:

Continued crazy paved path and lawned garden with rockery and herbaceous borders, private off road tarmaced garage forecourt/parking area.

Services:

Mains water, electricity, gas and drainage connected.

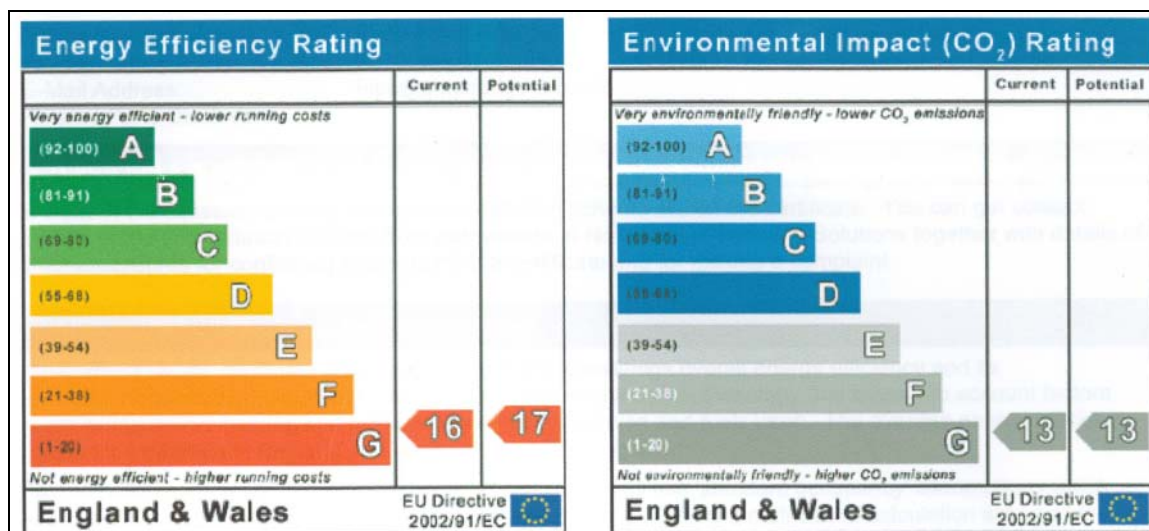
Council Tax Band:

E (Verbal enquiry only).

Tenant Finding Agents:

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

Energy Performance Certificate



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.