

Residential Lettings and Management

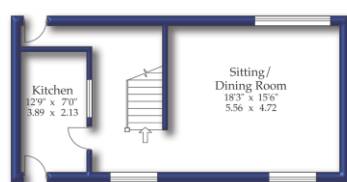
Greenbank Barn

LONG PRESTON, SKIPTON, BD23 4NA

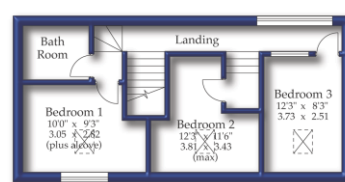


A CHARACTERFUL BARN CONVERSION, SET ON THE EDGE OF THE GREEN, IN AN ATTRACTIVE AND QUIET AREA OF LONG PRESTON.

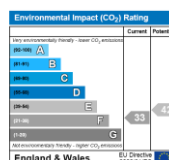
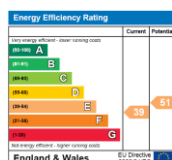
£625 per month
Unfurnished



Ground Floor



First Floor



Dacre, Son & Hartley
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3 High Street, Settle, North Yorkshire, BD24 9EX
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Specialist Lettings and Management Services across 20 Yorkshire offices



DESCRIPTION

Standing on the border of the Yorkshire Dales National Park, Long Preston is to be found just some ten miles from Skipton and five miles to the south of the market town of Settle. The village has its own post office /general store, junior school and two pubs, all of which are within comfortable level walking distance of this appealing barn conversion.

Greenbank Barn stands close to a traditional village green and offers an opportunity to lease a character property which has exposed beams, stone work and timber work and is well presented and equipped to a good standard.

GROUND FLOOR

Reception Hall With exposed stonework and timber work. Understairs store, downlighters and radiator.

Sitting/Dining Room having staircase off to the first floor with pine timber balustrade. Exposed stonework, downlighters, television point and recessed shelving. A pair of double glazed windows, full height window to the front. Two radiators, telephone point and gas fired stove.

Kitchen with fitted eye level and base units, part wall tiling, exposed stonework, single drainer sink unit, extractor fan, downlighters, gas combi boiler, gas cooker and glazed rear entrance door overlooking the rear garden.

FIRST FLOOR

A pine staircase leads to a:-

Landing split level having exposed stonework and timber flooring. Exposed beams and truss.

Bedroom One with fitted wardrobe, exposed stonework and beams, wash basin, radiator, double glazed window, double glazed rooflight and exposed maple wood flooring.

Bedroom Two having maple wood flooring, exposed beams and stonework, fitted wardrobe, dressing table, radiator and double glazed Velux rooflight. Telephone point and exposed trusses.

Bedroom Three with fitted wardrobe, dressing table, radiator, exposed stonework, truss, and double glazed Velux rooflight. Glazed screening to the Landing.

Bathroom Having w.c., wash basin and bath with shower fitting over. Exposed beams and extractor fan. Radiator, shaver point and wood effect cushion floor.

OUTSIDE

To the front of the property is a gravelled parking area supplying space for up to 3 vehicles, whilst to the rear there is a lawned garden with mature flower bed and adjacent stone paved patio.

DIRECTIONS

On entering Long Preston from Skipton take the first left hand turn after the Boars Head public house and drive past the Post Office. Continue for approximately 50 yards and the property will be seen on the left hand side.

AGENTS NOTES

1. Assured Shorthold Tenancy – 6 months
2. Deposit - £725
3. Restrictions – No pets, No DSS
4. Rent is exclusive of all usual tenant outgoings unless stated otherwise

VIEWING ARRANGEMENTS

Through 3 High Street, Settle, North Yorkshire, BD24 9EX, telephone 01729 823921.



Scan here for
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LETTING INFORMATION AND PROCEDURE

1. Confirm the property is still available and, if so arrange an appointment to view via our office.
2. If after viewing the property you wish to proceed with a tenancy application please fully complete the appropriate application form which is available from our office. All persons over the age of 18 will be required to complete an application form and will be named in the tenancy agreement. Please note there is a non-refundable fee of £40 (inc VAT) per applicant to cover the cost of references and credit checks. This fee is payable upon submission of the completed application form.
3. A non-refundable payment of £150 is also payable on submission of your application to cover the cost of preparation of the Assured Shorthold Tenancy agreement. Please note that this money in advance does not constitute a tenancy or offer of a tenancy but is required as proof of your commitment.
4. Prior to your tenancy commencing, payment of the first month's rent and security deposit will be required. The security deposit (in addition to the first month's rent) is equivalent to one month's rent plus £100 unless otherwise stated.

AGENT NOTES

These particulars do not constitute an offer or a contract, and prospective tenants should satisfy themselves by inspection of the property. All illustrations are for identification purposes only and are not to scale. Measurements taken in imperial to nearest 3 inches. Metric conversions are approximate. Any installation points such as TV aerials and telephone sockets may not be in working order and if required throughout the tenancy will be the tenants responsibility. Neither Dacre, Son and Hartley nor any of its employees or agents has any authority to make or give and representation or warranty in relation to this property.