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"lets Rent In The Dales"
01969 622936

19 Kings Mill, Settle



- Modern Spacious Duplex Apartment
- Two Double Bedrooms
- House & Ensuite Bathroom
- Large Dining Lounge
- Quality Fitted Kitchen
- Electric Heating
- Double Glazing
- Juliet Balcony
- Secure Underground Parking & Allocated Outside Parking
- Quiet Market Town Location

Rent: £500.00 pcm

Deposit: £725.00

Admin Fee: £200.00



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Mortgage Advice, Planning, Property & Antique Auctions, Removals, Inheritance Planning,
Overseas Property, Commercial & Business Transfers, Acquisitions



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, A. D. Lambert

19 Kings Mill,

DESCRIPTION

19 Kings Mill is a third floor and attic floor apartment set in the modern complex of Kings Mill, situated close to the River Ribble and the quaint village of Giggleswick, with the centre of Settle just a short walk away. Settle boasts a thriving community and offers a wide variety of shops, pubs and restaurants. There are excellent schools and good range of sporting facilities. The train station provides easy commuting to Leeds and Carlisle.

The flat offers a spacious, modern living accommodation and comprises a large open plan lounge/kitchen with Juliet balcony, a double bedroom with an en suite bathroom. The attic floor offers a master bedroom with exposed beams and truss along with a separate shower room. A full length eaves storage cupboard stretches along this floor providing a convenient storage area.

Externally, there are two parking spaces to the apartment, one in the underground car park and one outside.

THIRD FLOOR

HALL	Large hallway. Fitted carpet. Staircase. Alarm panel. Smoke alarm.
LOUNGE/DINER	16' 5" x 14' 3" (5m x 4.34m) Large dining lounge. Fitted carpet. 2 night storage heaters. TV point. Window to front. Glazed door leading to Juliet balcony. Open to:-
KITCHEN	10' 4" x 10' 3" (3.15m x 3.12m) Modern fitted kitchen. Tiled flooring. Ceiling spotlights. Integrated fridge, freezer, washing machine. Electric cooker and hob with extractor hood. 1 1/2 bowl single drainer stainless steel sink. Window to front.
BEDROOM 2	10' 4" x 10' 3" (3.15m x 3.12m) Double bedroom. Fitted carpet. Built in mirrored wardrobes. TV point. Window to front.
EN SUITE	5' 8" x 7' 9" (1.73m x 2.36m) Large en suite shower room. Vinyl flooring. Ceiling spotlights. WC. Wash hand basin. Bath with shower over. Electric heated towel rail.

ATTIC FLOOR

LANDING	Light airy landing. Wooden staircase. Large under eaves storage cupboard with light. Velux.
BEDROOM 1	13' 7" x 11' 10" (4.14m x 3.61m) Large double bedroom. Fitted carpet. Exposed beams and trusses. Night storage heater. 2 Velux windows.
SHOWER ROOM	9' 7" x 7' 3" (2.92m x 2.21m) max Large family shower room. Vinyl flooring. WC. Wash hand basin. Shower cubicle. Large cupboard housing hot water cylinder with storage space. Under eaves storage cupboard.
PARKING	One allocated parking space outside. One space in underground car park.

19 Kings Mill,

GENERAL

Photographs	Items in these photographs may not be included in the tenancy.
Viewing	By appointment through the letting agents.
Local Authority	Craven District Council
Council Tax	Council tax band should be confirmed by the tenant prior to renting the property

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, tenants should seek professional advice.

APPLICATION PROCEDURE

Please contact J.R. Hopper & Co. if you would like to apply for tenancy. We will require full details of all prospective occupants. Including; full names, employment details and current/prior addresses for the last three years. The landlord of the property normally has the final decision for allowing a tenant into their home. Once accepted, subject to references, you will be given an application pack. The pack will include a referencing form which must be completed and returned to J.R. Hopper & Co. along with the administration fee.

In most cases the referencing procedure involves an online credit check and it can involve the personal contact of employers and past landlords. For referencing purposes, the gross household income should be at least 2.5 times the rent. (e.g. for a £600pcm property, the minimum acceptable gross household income should be £18,000). If, for any reason, you suspect that you will not pass the referencing process, let us know as soon as possible. In many cases, alternative arrangements can be made such as a guarantor or advanced rent.

Please be aware, that some Landlords may not accept **pets, smokers, children or DSS**. Often this is due to their insurance; please check if you would be suitable before making a viewing.

DEPOSIT PROTECTION

J.R. Hopper & Co. is a member of the Deposit Protection Service. This is a government approved scheme in which all bonds are held by the DPS until the end of the tenancy. They will be released by mutual consent between landlord and tenant or will be distributed by an arbitrator, should there be any unresolved issues. There will be no interest payable on any bonds.

RENT OR BUY

Renting may be a starting point to buying your own home, or you may be renting between purchases. Your monthly rent may be equivalent to the cost of a substantial mortgage. Why not find out more by speaking to our own Independent Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available on request

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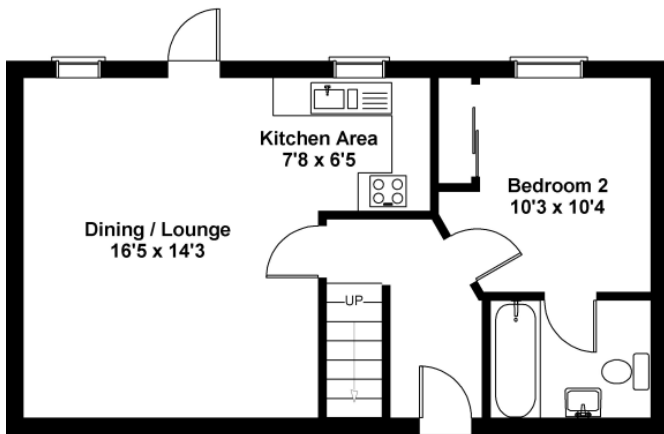
ENERGY PERFORMANCE CERTIFICATE

Property: 19 Kings Mill, Settle, North Yorkshire, BD24 9FB

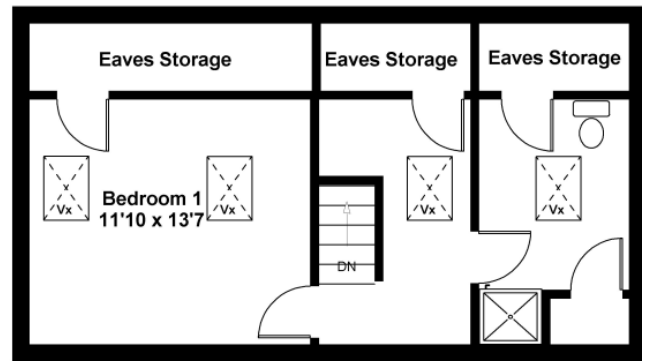
Energy Efficiency Rating Current 73 Environmental Impact Rating Current 57

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk