



Fourstones Cottage

£900 PCM

Forest of Bowland, Bentham, LA2 7DL

A delightful three bedroom semi-detached property tucked away on the edge of Fourstones moor, if you are seeking a rural escape with easy access to local towns and the Yorkshire Dales National Park, then look no further.

With views towards the three peaks, well maintained sloping lawns and ample space for parking

Available unfurnished on an initial twelve month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

Oil Fired central heating, mains electric, water and drainage to septic tank. Double glazed throughout. Council Tax band C.

- Dining Room (4.2m x 3.3m) - Rayburn heater cooker unit
- Kitchen (2.4m x 3.6m) - substantial pantry & under stairs cupboard
- Sitting Room (7.7m x 2.8m) - open fireplace
- Bedroom 1 (4.3m x 3.3m) - built in wardrobe
- Bedroom 2 (2.8m x 3.6m)
- Bedroom 3 (2.8m x 2.5m) - built in wardrobes
- Bathroom (2.8m x 2.5m) - comprising bath, shower cubicle, wash basin, and WC

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DIRECTIONS

The cottage is approximately 2 miles south of High Bentham on the Slaidburn Road. Proceed out of High Bentham, signposted Slaidburn by the Black Bull Inn, continue over the bridge and up the hill over the first cattle grid and onto Fourstones Moor . Proceed along this road until the second stone track on the right, follow this track down and take the left hand fork to go up and around to the cottage.

///what3words reference: broads.mountains.alert

TENURE AND RENTAL

The property is offered on an Assured Shorthold twelve Month Tenancy, long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by agreement. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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