

estate agents



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 I (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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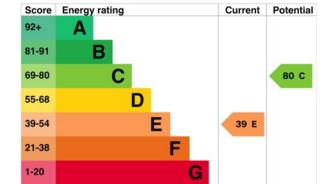




DIRECTIONS

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.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise at the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property, (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.