





### **WHAT'S THE PROPERTY LIKE?**

A truly delightful stone built cottage situated in the rural location of Arkengarthdale. With internal accommodation briefly comprising of a cosy living room with a solid fuel stove, a large dining room with a solid fuel stove, a small kitchen and a handy utility/laundry room to the ground floor. To the first floor landing there are two double bedrooms both with en suite shower facility, a useful study room and a third shower room. Externally there are pleasant gardens which will need regular attention so gardening lovers need only apply! There is parking available for two vehicles. This lovely property is available late September 2022.

### **WHERE IS IT?**

Chapel Farm Cottage is situated in Whaw which is a hamlet of Arkengarthdale, the most northerly of the dales. Applicants need to be understanding of how remote the area is and that it tends to be cut off in certain weather conditions. The applicants vehicle must be suitable for all terrains and weather. Please bear in mind that although the location is stunning, winters can be harsh and there is travel involved to get to shops and amenities.



## THING'S YOU NEED TO KNOW....

Postcode: DL11 6RT

Council Tax Band: C - Richmondshire District Council.

Deposit/Bond: The bond for this property is £917. This will be refunded at the end of the tenancy subject to terms and conditions.

EPC Rating: D.

Heating: Electric heating and solid fuel burners.

Parking: There is a parking for two vehicles.

Appliances included: Oven, hob and extractor.

Available: Late September 2022.

Pets: The Landlords would consider one small pet at the property on a case by case basis.

Utilities: Please note that the following is payable to the Landlords for utilities:

Wifi - £12.00pcm

Water: £10.00pcm

Septic tank - £11.00pcm

## LOVE IT? HOW TO APPLY....

Things to be aware of before applying:

Affordability: As per our referencing companies requirements you will need a combined income of £23,850.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£183.00) and provide some personal and financial information (3 months payslips and 3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.





# Chapel Farm Cottage Whaw, Arkengarthdale

Total area: approx. 142.6 sq. metres (1534.7 sq. feet)



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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