

TO LET



Buskar Lodge, Middlesmoor, HG3 5ST
£1,150 PCM


MARTIN & CO



Buskar Lodge, Stonebeck House to In Moor Lane , Middlesmoor

Mid Terraced House,
Three bedroom, Two bathroom

Date available: 4th October 2024

Deposit: £1,325

Part Furnished

Council Tax band: D

- Rural location
- Fantastic views
- Area of outstanding natural beauty
- Three bedrooms
- Two bathrooms
- Parking
- Pets considered at an increased rent of £1,175 PCM



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Middlesmoor is a picturesque village at the head of Nidderdale and supports a church, public house and primary school. The village has delightful walks along the Nidderdale Way and there are numerous local pubs and cafes in the surrounding area

About 20 minutes down the dale is Pateley Bridge which is the centre of the Nidderdale where you can find a doctors, dentist, chemist, 2 award winning butchers, a baker. There is also a public swimming pool and gym at the school.

Entering the property itself, you are greeted by a large hallway which leads to the living room and dining kitchen. This has a range of cream units with wood effect worktops, built-in oven, hob, and cooker hood. Washing machine and fridge freezer. The dining area has bifold doors opening onto a patio which in summer will be a wonderful entertaining space. The hallway also has a cloakroom with WC and wash basin and stairs leading to the first floor. There you will find the main bedroom with beautiful views and an en-

suite shower room, There are also two more double bedrooms and the house bathroom complete with a bath with a shower over.

To the rear of the property is a spacious patio and to the front is ample parking for two cars on a block paved drive.

Pets would be considered at an increased rent of £1,175 PCM

We understand that the property is supplied by mains electricity, water and sewerage services. There is no gas supply to the property.

There is broadband available at the property via Satellite & ADSL

Satellite and cable TV availability : BT & Sky

Mobile phone coverage: O2 & EE





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Total Area: 109.9 m² ... 1183 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.