



Apartment (EPC Rating: E)

4 VICTORIA COURT, SKIPTON, BD23 1JE

£645 PCM



A compact one bedroom apartment located in the heart of Skipton Town Centre in a characterful mill conversion only a short walk to the High Street, train station and bus station.

DESCRIPTION

A second floor apartment located in a characterful mill conversion in the heart of Skipton only a 60 second walk from the High Street.

ENTRANCE LOBBY

Accessed from the communal staircase, with window to the front of the property and door leading into the living room.

LIVING ROOM/ KITCHEN

4.49m x 4.67m (max) (14'8" x 15'3" (max))

Open plan living room with exposed timber ceiling beams. With electric heater and a window overlooking the front of the property. Located within a recess is a modern kitchen comprising a range of fitted white wall and base units with black laminate work surfaces. Tiled splash back, sink and drainer unit with stainless steel mixer tap and under counter space for a washing machine. Integrated electric oven and matching 4 ring hob, extractor fan and integrated fridge.

BEDROOM

2.66m x 4.24m (8'8" x 13'10")

Door from Living Room leads to a double bedroom with electric heater and window overlooking Skipton and fields beyond. Additional storage is provided by a cupboard which houses the hot water cylinder. Door leads to the bathroom.

BATHROOM

Door from Bedroom leads to the bathroom, comprising a bath with mixer tap, glazed shower screen, electric shower unit and mermaid board surround. With dual flush WC and pedestal wash hand basin with mixer tap and extractor fan.

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

TENANCY INFORMATION

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the

application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

ESTATE AGENT'S ACT 1979 DISCLOSURE

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is related to the owner of this property

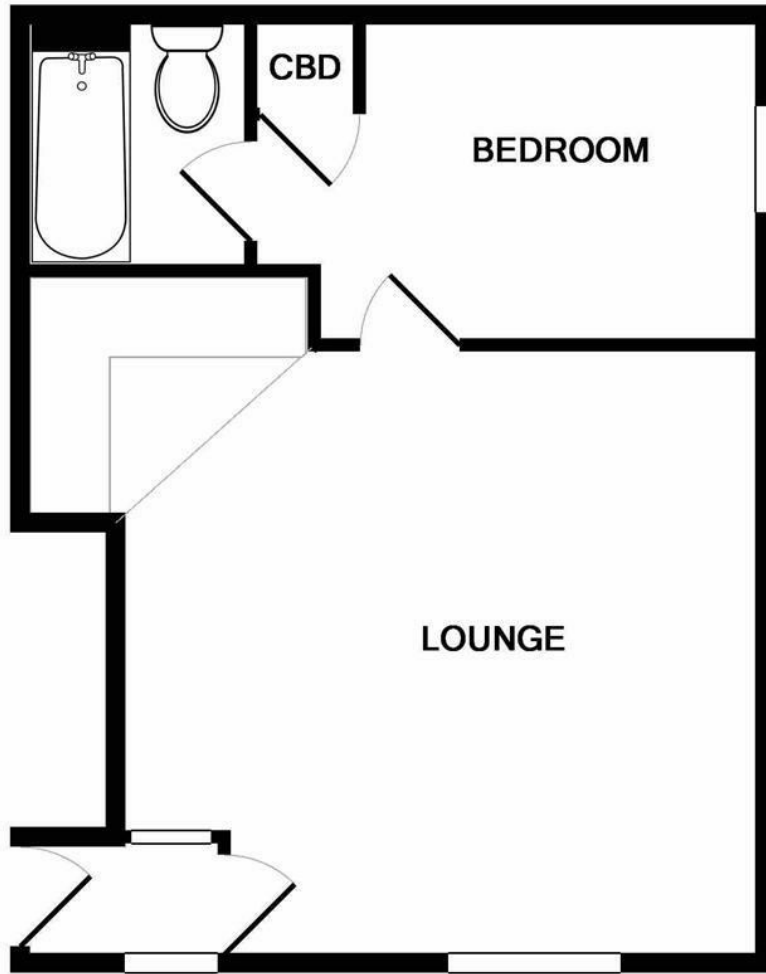
AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

SORRY - THIS PROPERTY IS NOT SUITABLE FOR PETS



SKIPTON LETTINGS | 68 HIGH STREET, SKIPTON, NORTH YORKSHIRE, BD23 1JJ

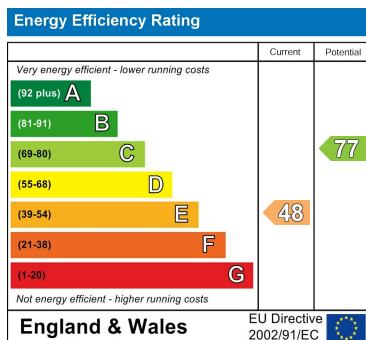


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2018

Council Tax Band

A

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk

https://carlingjones.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.