



House - End Terrace (EPC Rating:)

16 KINGS STREET, SKIPTON, BD23 1HD

£675 PCM



Two bedroom stone built cottage located only a 5 minute walk from Skipton town centre.

LOCATION

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Famous for its cobbled High Street and four days a week open street market, the town is within 10 minutes drive of the Yorkshire Dales National Park and the popular holiday destinations of Malham, Grassington and Bolton Abbey.

The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

DESCRIPTION

The property comprises an end of terrace listed stone built cottage benefiting from gas fired central heating. In more detail the property comprises:

LIVING ROOM

Accessed via a glazed timber front door with inner lobby leading into the living room. Feature stone fire surround with stone hearth. Low level cupboard with meters. Door leads into the inner lobby.

INNER LOBBY

With stairs leading up to the first floor landing, door leading into the kitchen and understairs storage cupboard.

KITCHEN

Comprising a range of fitted wall and base units with contrasting laminate work surfaces and matching upstand. Stainless steel sink. Stainless steel under counter oven with inset 4 ring electric hob and chimney style extract hood over. Under counter space and plumbing for a washing machine. Vinyl floor covering and door leading out to the enclosed rear yard.

FIRST FLOOR LANDING

Stairs from the ground floor lead up to the first floor landing, with doors leading to both bedrooms, the bathroom and the WC.

BEDROOM ONE

Double bedroom with window overlooking the front of the property.

BEDROOM TWO

Double bedroom

BATHROOM

Comprising a white panel bath with glazed shower screen and shower over and white pedestal wash hand basin. Vinyl floor covering.

WC

Accessed from the landing

OUTSIDE

To the rear of the property there is a private yard area

COUNCIL TAX

Council Tax band B

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.



ENERGY PERFORMANCE CERTIFICATE

Awaiting Report

VIEWINGS

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

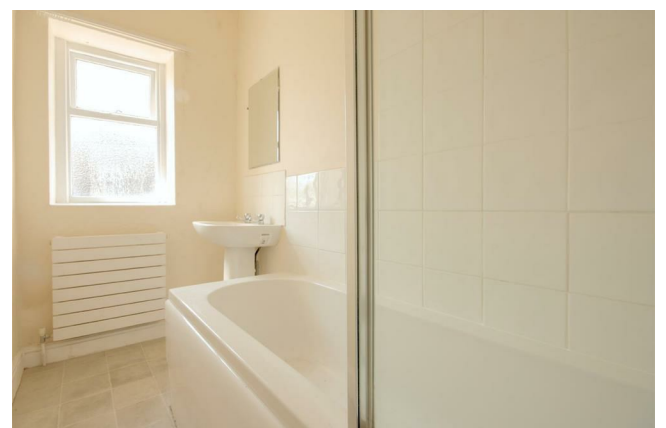
SERVICES

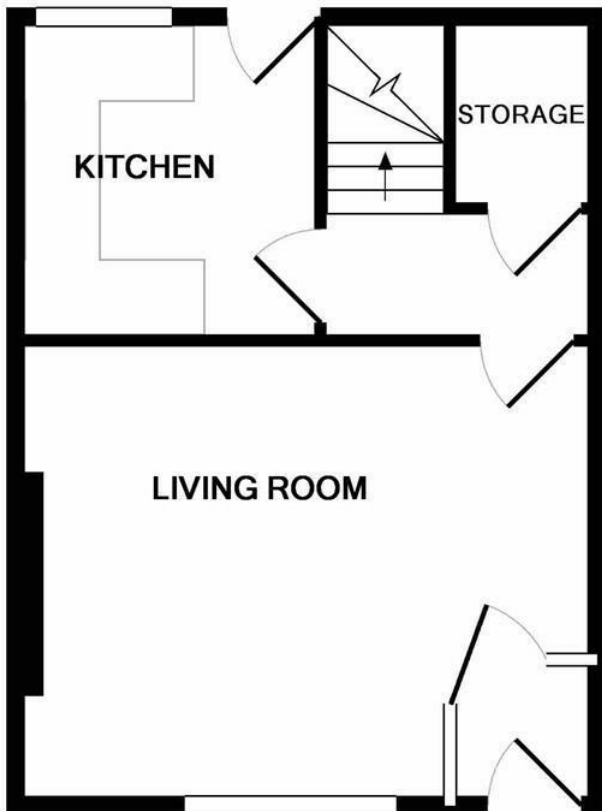
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTE & DISCLAIMER

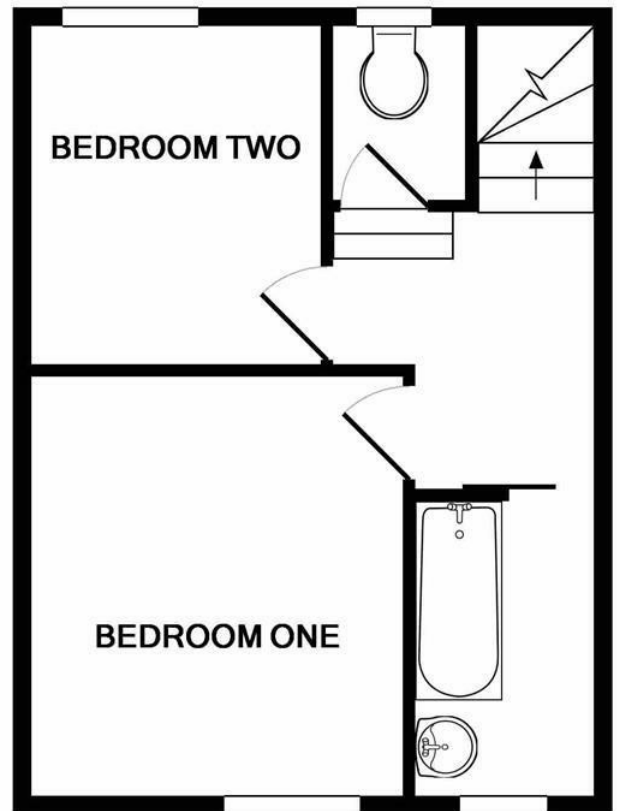
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

SORRY - NO PETS





GROUND FLOOR



1ST FLOOR

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
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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.