



Cottage (EPC Rating: C)

4 NEW STREET, CARLETON, BD23 3DS

£775 PCM



CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

Located in the centre of Carleton village, this two bedroom cottage benefits from a modern kitchen and bathroom and enclosed rear yard. Available from September 2025

LOCATION

Carleton village offers a good range of local amenities including a Church, small convenience store, local pub, café, post office, primary school, children's playgroup, cricket and football clubs and vibrant village social club with lots of pre-planned village events.

Only two miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market, provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. Skipton railway station offers regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

LIVING ROOM

4.40m x 3.96m (14'5" x 12'11")

Accessed via a part glazed front door, with large window overlooking New Street, painted beam, recessed storage shelf and cupboard and stone fire surround. Door leads to the staircase up to the first floor landing and glazed door leads into the breakfast kitchen.

BREAKFAST KITCHEN

4.38m x 2.60m (max) (14'4" x 8'6" (max))

Comprising a range of cream coloured wall and base units with contrasting granite effect laminate work surfaces. Stainless steel single drainer sink with mixer tap. Four ring black glass electric with fold out extractor fan over and under counter integrated electric oven. Integrated Hotpoint slim line dishwasher, under counter space and plumbing for a washing machine and space for a full height fridge freezer. Wall mounted Main gas combination boiler. Tile effect floor covering. uPVC door leads out to the rear yard.

FIRST FLOOR LANDING

Stairs from the living room lead up to the first floor

landing, with doors leading to both bedrooms and the bathroom. Ceiling loft access hatch with drop down ladder.

BEDROOM 1

4.90m x 2.50m (16'0" x 8'2")

Double bedroom with window overlooking New Street and the village communal garden.

BEDROOM 2

4.09m x 1.80m (13'5" x 5'10")

Good sized single bedroom with window over looking New Street. Over stairs storage cupboard.

BATHROOM

Comprising a wash hand basin with mixer tap and vanity unit under, dual flush WC and P-shape panel bath with mixer tap and thermostatic shower with curved glazed shower screen. Recessed ceiling light and tile effect floor covering. Chrome ladder style towel heater and mirrored bathroom cabinet. Extractor fan.

OUTSIDE

To the rear of the property there is an enclosed yard, accessed from the breakfast kitchen.

VIEWING

Strictly by appointment with the sole selling agents Carling Jones - contact one of the team 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.

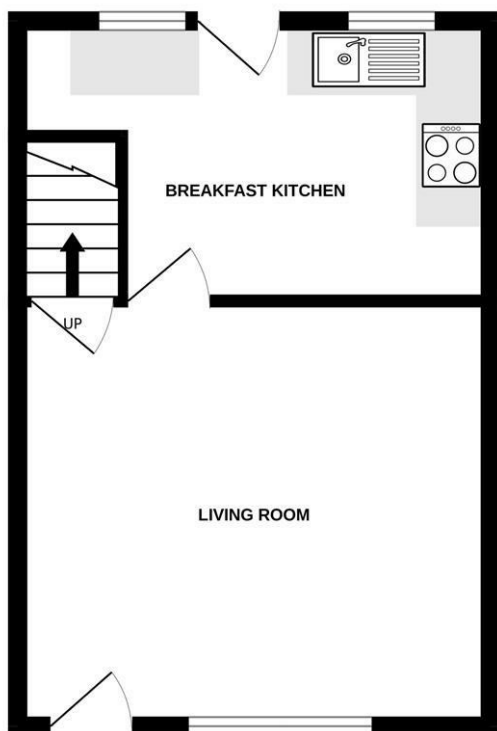
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These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should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

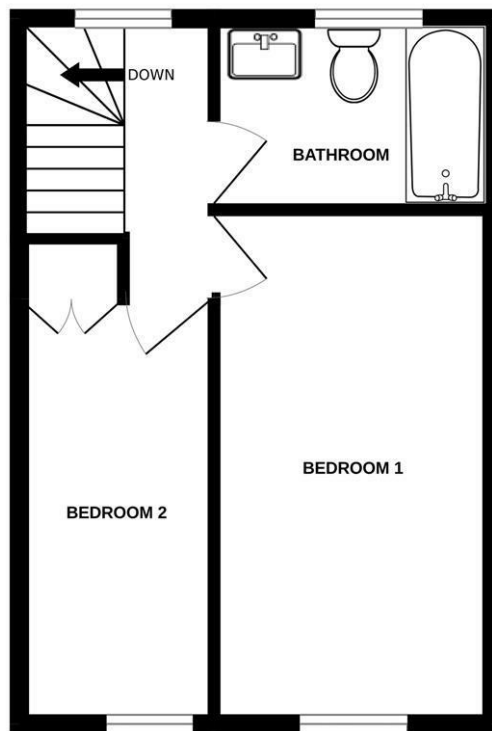
SORRY - NO PETS



GROUND FLOOR



1ST FLOOR

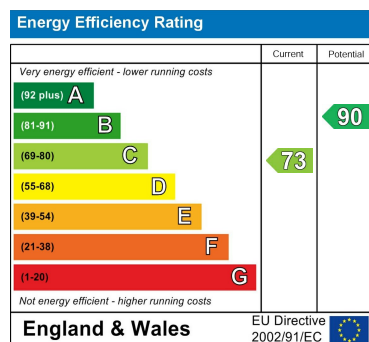


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

B

Energy Performance Graph



Call us on

01756 799163**sales@carlingjones.co.uk****<https://carlingjones.co.uk/>**

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