



36 REGENT DRIVE, SKIPTON, BD23 1AY

£1200 Per Month


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Semi-Detached located in Skipton

Well presented three bedroom semi-detached home located on the prestigious Regents area. Perfect for a growing family, this home provides ample space, as well as parking, garden and garage.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to 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.

Ground Floor

Entrance Hall
Composite front door.

Sitting Room
11'5 x 10'5 plus bay
Decorative fireplace, laminate flooring and wall lights.

Dining Kitchen
17'10 x 11'2 max
Range of wall and base units, laminate worktop, stainless steel sink unit and tiled splashback. Electric oven, gas hob and extractor fan.

WC
Two piece suite.

Sun Room
16'3 x 11'0 max
Bi-folding doors leading onto the garden.

First Floor

Landing

Bedroom One
11'4 x 11'2 plus bay
Built-in wardrobes.

Bedroom Two
11'7 x 10'7 max
Built-in wardrobes.

Bedroom Three
7'0 x 5'11
Single room.

Bathroom
Three piece suite comprising; low suite wc, hand basin and bath with shower over. Fully tiled walls and spotlighting.

Garage/Garden Room
To the front there is a roller door leading to storage. At the rear there is a office area measuring 14'7 x 13'0 with power.

Outside
To the front of the property there is parking for one car. To the rear there is a paved seating area, level lawn and further parking.

Council Tax
Council Tax Band: C

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.

Agents Note & Disclaimer

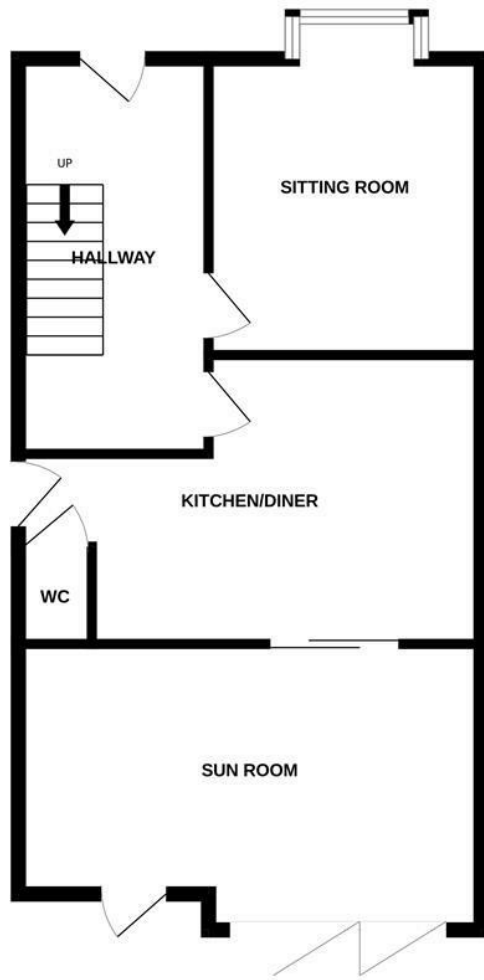
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

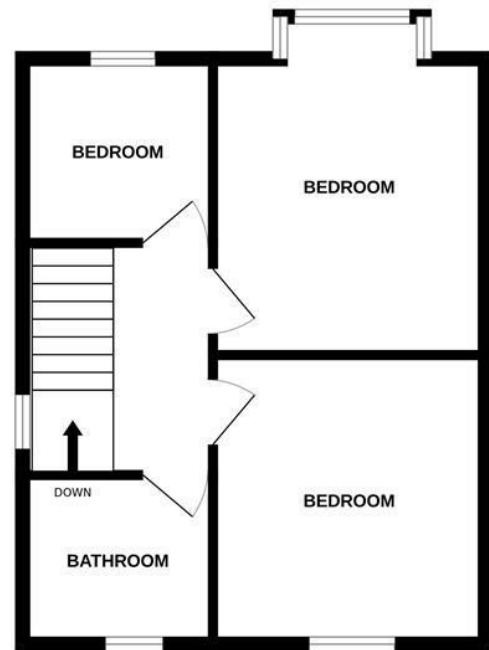
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR



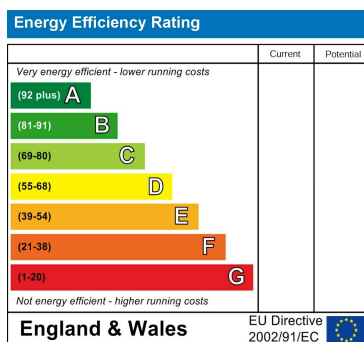
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



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