



**THE BLOSSOMS THE AVENUE, OVERDALE PARK,
SKIPTON, BD23 6XG**

£795 PCM


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom Bungalow - Semi Detached located in Skipton

Nestled in the charming area of Overdale Park, Skipton, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, is typically a central hub in such homes, likely offering functionality and the potential for culinary creativity.

Outside, the property benefits from parking for one vehicle, providing added convenience for residents and visitors alike. The surrounding area of Skipton is known for its picturesque landscapes and vibrant community, making it an excellent choice for those who appreciate both nature and local amenities.

This semi-detached bungalow in Overdale Park is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. With its appealing features and inviting atmosphere, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

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

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.



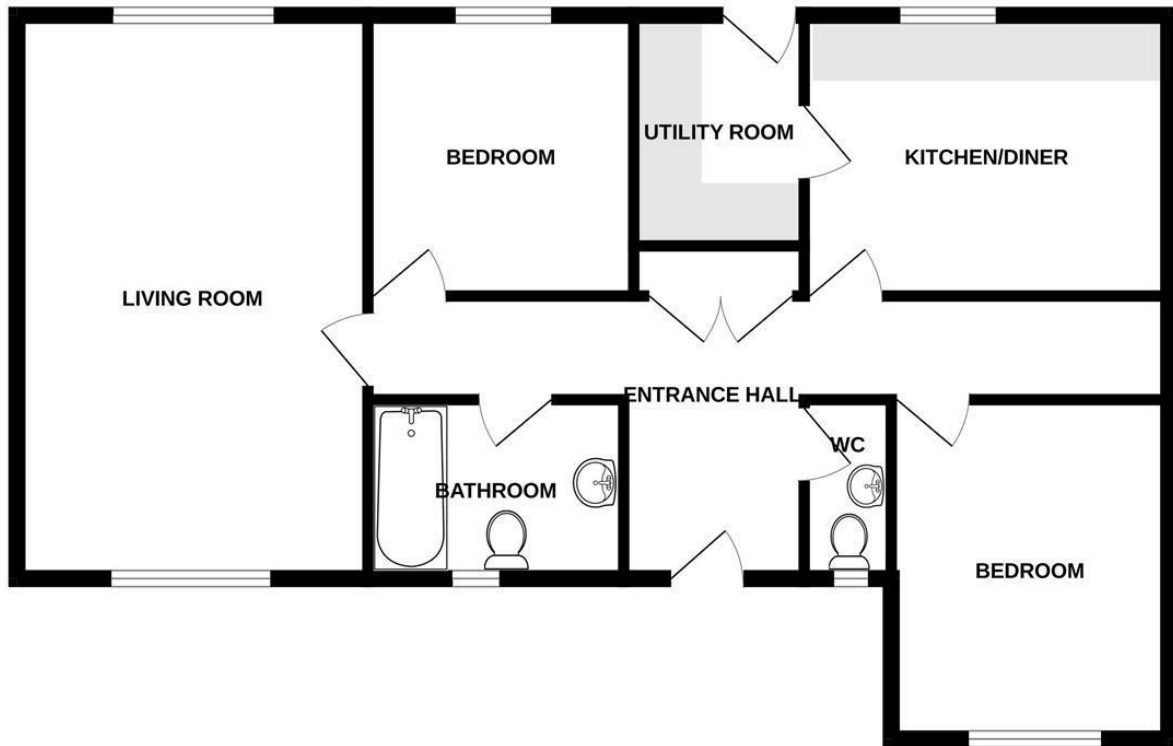
OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

Council Tax
Council Tax Band: C

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



GROUND FLOOR

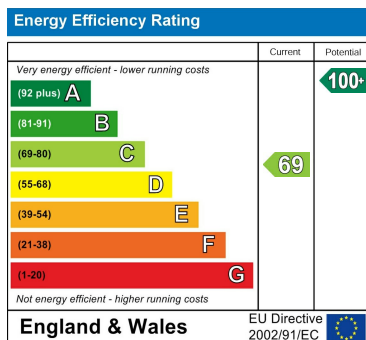


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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