



15 AIREDALE MEWS, SKIPTON, BD23 2TF

£795 PCM

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 2 Bedroom Apartment located in Skipton

Well presented two bedroom apartment located in Skipton. Walking distance to all local amenities, the property is situated on the first floor and provides ample space for a single person or couple alike.

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

Entered through UPVC door. Spotlighting.

## First Floor

### Landing

Two useful built-in storage cupboards. Spotlighting and radiator.

### Living Room

16'0 x 10'6

With decorative fireplace, windows to two sides and two radiators.

### Kitchen

10'5 x 8'2

Range of wall and base units, laminate worktop, tiled splashback and stainless steel sink unit. Electric oven. Ceramic hob with canopied extractor fan over. Plumbing for washing machine and space for fridge freezer. Spotlighting and radiator.

### Bedroom One

12'8 x 11'8

Large double room with radiator.

### Bedroom Two

9'11 x 9'0

Small double room with built-in wardrobe and radiator.

### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Part tiled walls, fully tiled floor and chrome heated towel rail. Spotlighting.

### Parking

There is communal parking with no allocated space.

### 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.

#### 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

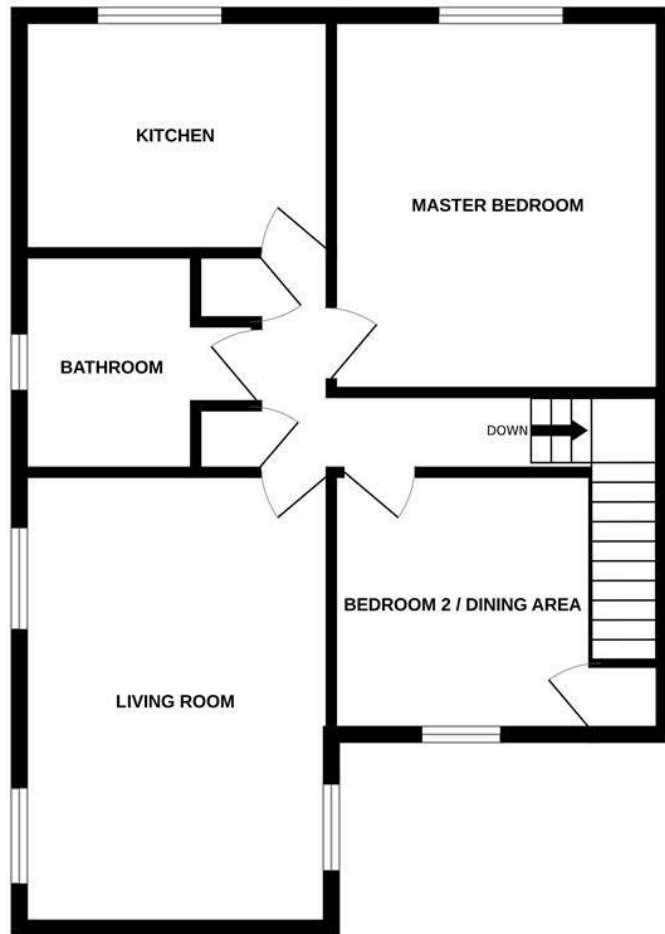
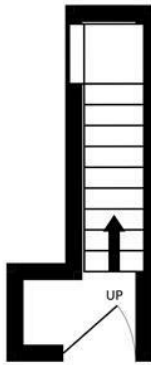
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163





GROUND FLOOR

FIRST FLOOR



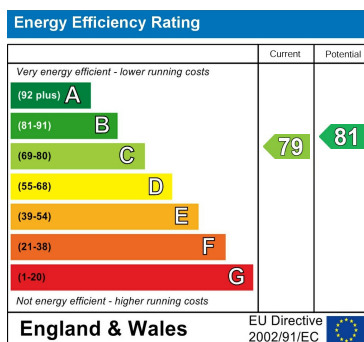
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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.