



Apartment (EPC Rating: E)

FLAT 2, WINTERWELL BUILDINGS SWADFORD STREET, SKIPTON, BD23 1QY

£600 PCM



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CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

One bedroom upper floor flat located on the edge of Skipton town centre and within easy walking distance of the train station and the bus station. AVAILABLE JUNE 2025.

DESCRIPTION

Located in a central position only a 1 minute walk from Skipton High Street and also close to Skipton train station and bus station, this upper floor apartment has been refurbished in Spring 2025 to include new decoration and carpets throughout, new kitchen with integrated oven and hob and new bathroom fittings.

ENTRANCE LOBBY

Accessed via the front door from the communal staircase, with door leading into the hallway

HALLWAY

With doors leading into the bathroom and the kitchen. Steps lead up to a second lobby with doors leading into the living room and the bedroom.

LIVING ROOM

5.97m x 2.86m (19'7" x 9'4")

With window overlooking Swadford Street

BEDROOM

4.19m x 2.88m (13'8" x 9'5")

Double bedroom with window overlooking Swadford Street

KITCHEN

3.37m x 2.95m (11'0" x 9'8")

Brand new kitchen comprising contemporary light grey wall and base units with laminate work surfaces. Stainless steel sink with mixer tap, integral Zanussi electric fan oven and black glass Lamona hob with recirculating extractor over. Space and plumbing for a washing machine and space for a full height fridge freezer. Wall mounted panel heater. Timber effect vinyl floor covering.

BATHROOM

Comprising a new white 'P' bath with electric shower over and glazed shower screen, pedestal wash hand basin and dual flush WC. Cupboard housing the hot water cylinder and water tank.

VIEWING

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

AGENT'S 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



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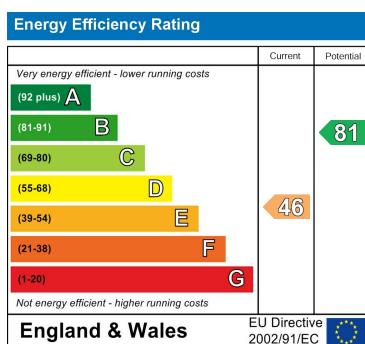


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Energy Performance Graph



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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.