



Apartment (EPC Rating: TBC)

**1A THE BAILEY, SKIPTON, BD23 1AP**

**£750 PCM**



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#### DESCRIPTION

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#### ENTRANCE HALL

Accessed via stone steps and then through a part glazed entrance door, with timber effect floor covering and doors leading to the living room, kitchen, bathroom and bedroom.

#### LIVING ROOM

3.85m x 3.57m (12'7" x 11'8")

With windows to three sides, exposed beam and folding double doors leading into the kitchen.

#### KITCHEN

2.68m x 2.23m (8'9" x 7'3")

A brand new kitchen comprising a range of pastel green wall and base units with timber effect laminate work surfaces and splash back tiling over. Under wall unit lighting. Lamona under counter electric oven, black glass 4 ring electric hob and chimney style stainless steel extractor fan. White 1.5 bowl sink with mixer tap. Space for full height fridge freezer and under counter space and plumbing for a washing machine.

#### BATHROOM

Comprising a white bath with mixer tap, thermostatic shower over and glazed folding shower screen. White

WC and white wash hand basin with mixer tap and vanity unit underneath. Recessed ceiling lights, extractor fan, white ladder style towel heater, 2 no wall mirrors and timber effect floor covering. Part tiled walls. Handy built in storage cupboard with shelving.

#### BEDROOM

3.73m x 3.01m (12'2" x 9'10")

Double bedroom with windows to two sides (one offering views of the castle drive and church).

#### OUTSIDE & SINGLE GARAGE

To the rear of the property there is a parking space. Underneath the apartment is a single garage with light and wall mounted Ideal combination boiler which serves the property.

#### 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  
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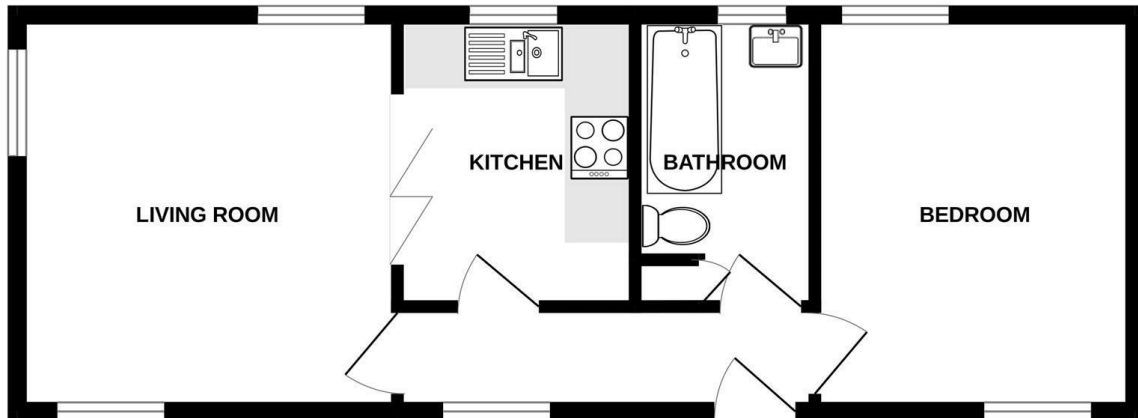
### AGENTS NOTE & DISCLAIMER

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

**SORRY - NO PETS**



## GROUND FLOOR

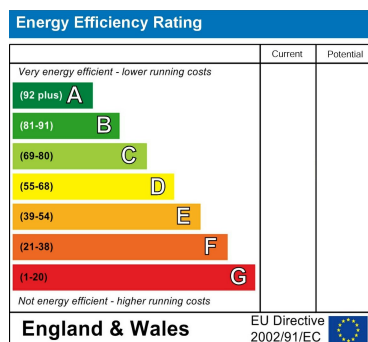


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



Call us on

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**<https://carlingjones.co.uk/>**

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.