



House - Terraced (EPC Rating: D)

17 CLAYTON STREET, BARNOLDSWICK, BB18 6BQ

£675 Per Month



A well presented two bed Victorian terraced house situated in a quiet but popular area of Barnoldswick. In brief the property comprises living room and kitchen on the ground floor and two bedrooms and shower room at first floor.

#### THE AREA

Barnoldswick is a friendly small and popular bustling market town offering a wide range of individual shops, services supermarket and schools and straddling the Yorkshire/Lancashire border, located only five miles from Colne and seven miles from Skipton. Colne offers a much wider range of larger services, shops, leisure facilities and supermarkets and also has motorway access via the M65 to all of the major towns of East Lancashire and Manchester. Skipton also provides comprehensive shopping and leisure facilities, and is within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London Kings Cross.

#### DESCRIPTION

A well presented two bedroomed Victorian mid terraced house situated in a quiet but popular area of Barnoldswick.

In brief the property comprises living room and dining kitchen to the ground floor having stairs to first floor level having two bedrooms and shower room. In further detail the property comprises:

#### LIVING ROOM

3.95 x 4.55 (13'0" x 14'11")

uPVC front entrance door leads into the living room with feature inset electric pebble style fireplace. Wall light points and door leading through into:

#### KITCHEN

2.79m x 3.93m (9'1" x 12'10")

Comprising a range of beech wall and base units with contrasting dark work surfaces with matching splashback. Inset stainless steel sink and drainer with mixer tap over. Slot in Beko gas oven with 4 ring gas hob. Under counter space and plumbing for washing machine. Tile effect vinyl flooring. Main Eco Elite gas combination boiler. uPVC rear door to rear enclosed yard and stairs to first floor landing. Useful under stairs cupboards space and space for fridge freezer.

#### FIRST FLOOR LANDING

Doors lead to both first floor bedrooms and shower room.

#### BEDROOM ONE

3.84m x 3.94m (12'7" x 12'11")

A well proportioned double bedroom to the front of the property with built in wardrobes, Drop pendant light fitting and central heating radiator.

#### BEDROOM TWO

3.00m x 2.08m (9'10" x 6'9")

Single bedroom with full height built in over stairs cupboard, drop pendant light fitting and central heating radiator.

#### SHOWER ROOM

Contemporary vanity hand wash basin with mixer tap, closed couple WC with dual flush and glazed shower cubicle with Triton T80 electric power shower. Half height tiling. Chrome central heating towel rail. Vinyl tile effect flooring.

#### OUTSIDE

Enclosed and paved rear yard with gate out to rear street.

#### 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.

#### SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water



systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

#### **AGENTS NOTE & DISCLAIMER**

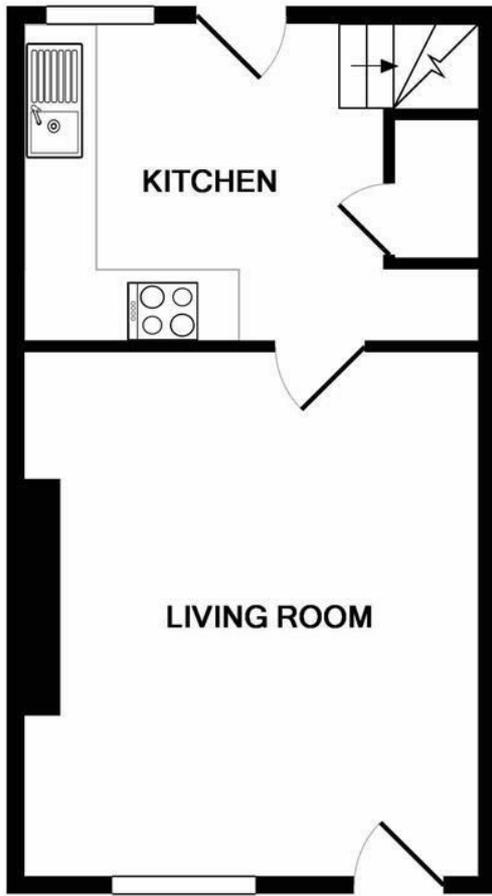
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### **ESTATE AGENTS ACT 1979 DISCLOSURE**

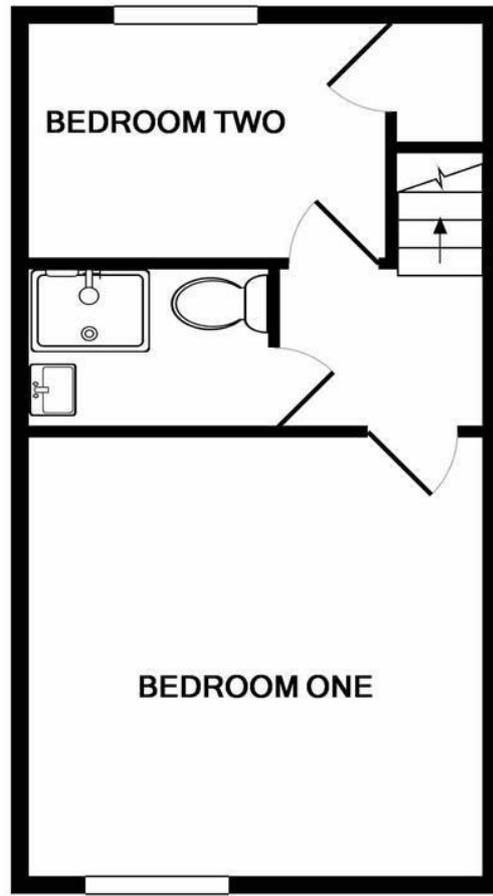
In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is currently the owner of 17 Clayton Street, Barnoldswick.

**SORRY - NO PETS**





GROUND FLOOR



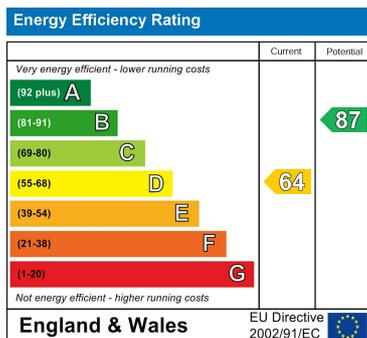
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2018

Council Tax Band

A

Energy Performance Graph



Call us on

01756 799163

[sales@carlingjones.co.uk](mailto:sales@carlingjones.co.uk)

<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.