



House - Semi-Detached (EPC Rating: C)

30 YORK STREET, BARNOLDSWICK, BB18 5BD

£625 PCM



Only a two minute walk from the centre of Barnoldswick this two double bedroom semi detached house is available to rent immediately.

LOCATION

30 York Street is located only a 2 minute walk from Barnoldswick town centre which offers a range of local shops, bars and restaurants. Barnoldswick also offers regular bus links to nearby Skipton and Colne.

DESCRIPTION

30 York Street comprises a two double bedroom semi detached house with paved area to the rear. In more detail the property comprises:

ENTRANCE LOBBY

Accessed via a uPVC door, with part glazed timber door leading into the living room.

LIVING ROOM

With door leading into the kitchen, under stairs store cupboard and open staircase leading up to the first floor landing.

KITCHEN

Comprising a range of fitted wall and base units, stainless steel 4 ring gas hob with chimney extractor over, under counter electric oven and stainless steel single drainer sink. Under counter space for a washing machine, fridge and freezer. Wall mounted gas combination boiler. Door leads out to the rear paved area.

FIRST FLOOR LANDING

Stairs from the living room lead up to the first floor landing, with doors leading to both bedrooms and the bathroom.

BEDROOM 1

Double bedroom with window overlooking York Street.

BEDROOM 2

Double bedroom with window overlooking the rear of the property. Over stairs storage cupboard.

BATHROOM

Comprising a bath with electric shower over and glazed shower screen, wash hand basin and WC.

OUTSIDE

To the rear of the property there is a shared paved area.

COUNCIL TAX

Council Tax Band A

VIEWINGS

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.



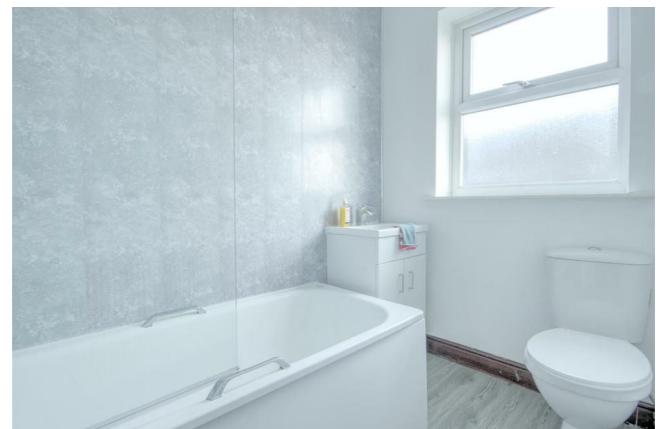
AGENT'S NOTE & DISCLAIMER

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

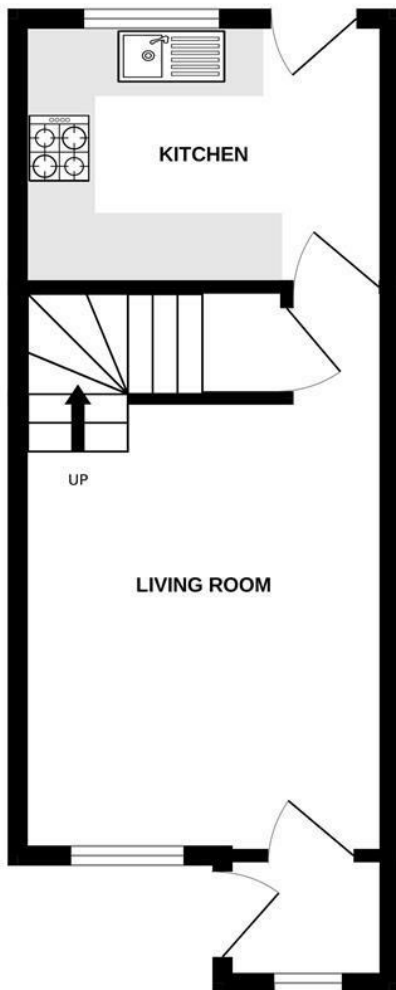
ESTATE AGENTS ACT 1979 DISCLOSURE

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 30 York Street, Barnoldswick.

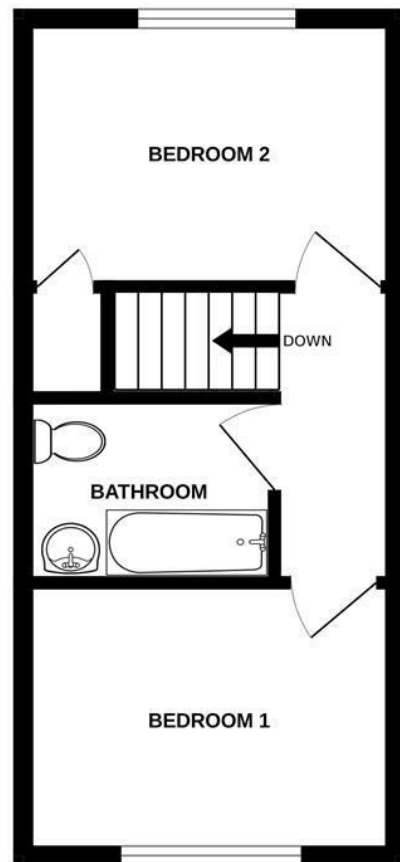
SORRY - NO PETS



GROUND FLOOR



1ST FLOOR

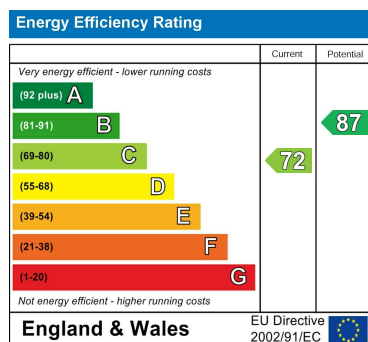


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



Call us on

01756 799163**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.

CARLING
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