



Apartment (EPC Rating: D)

5 CAVENDISH STREET, SKIPTON, BD23 2AB

£600 PCM

  
CARLING JONES  
ESTATE AGENTS & CHARTERED SURVEYORS



# 1 Bedroom Apartment located in Skipton

Fully refurbished in 2019 this one bedroom first floor apartment comprises a modern kitchen with living area, shower room plus double bedroom. Only a short walk from Skipton High Street the apartment is available from May.

## DESCRIPTION

Located on Cavendish Street only a short walk from Skipton town centre and also conveniently placed for Skipton bus station and Skipton train station, the property has been completely modernised and benefits from a modern kitchen and shower room.

In more details the property comprises:

## ENTRANCE & LANDING

Accessed off Cavendish Street at street level via a uPVC door, the ground floor entrance hall leads to the stairs and the first floor landing, with doors leading into the bedroom, shower room and kitchen/ living room.

## KITCHEN/ LIVING ROOM

17'0" x 12'10"

## KITCHEN AREA

Comprising a range of modern kitchen units with stone effect laminate work surfaces and a composite single drainer sink with mixer tap. Integrated 4 ring black glass electric hob and stainless steel under counter electric oven with chimney style extractor hood over. Door leads into a utility cupboard with space and plumbing for a washing machine and the wall mounted Worcester combination boiler.

## LIVING AREA

Good sized space open to the kitchen, with two windows overlooking Cavendish Street and grey timber effect laminate floor covering.

## SHOWER ROOM

Comprising a corner shower cubicle with thermostatic controls, white wash hand basin and WC and chrome ladder style towel rail. Vinyl floor covering.

## DOUBLE BEDROOM

11'2" x 8'1"

Good sized double bedroom with window overlooking the rear of 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 RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

## AGENTS NOTE & DISCLAIMER

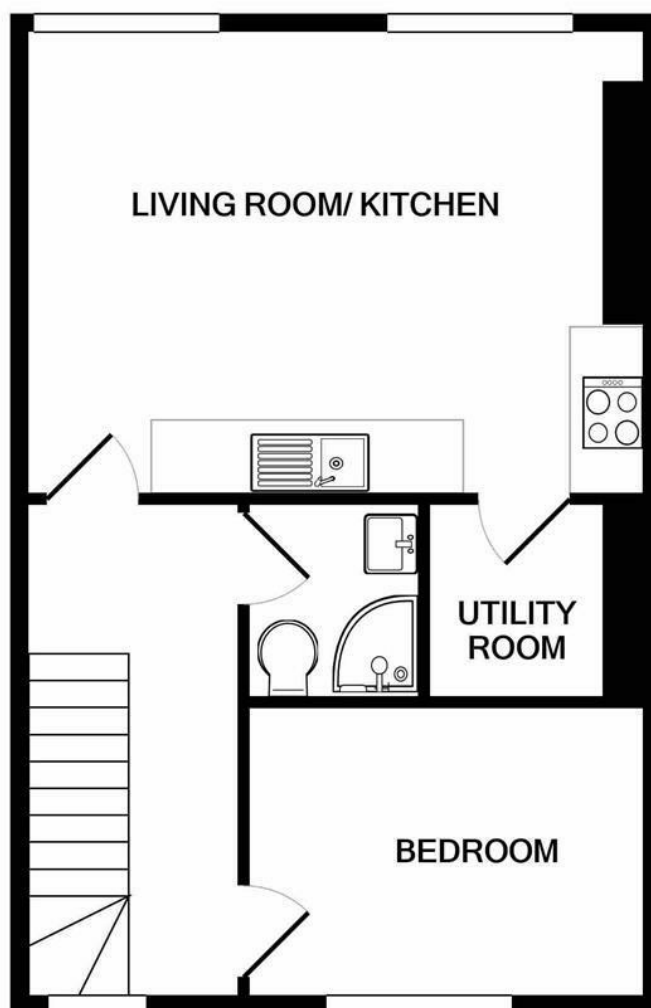
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

**SORRY - NO PETS**

**COUNCIL TAX**



Council Tax Band: A

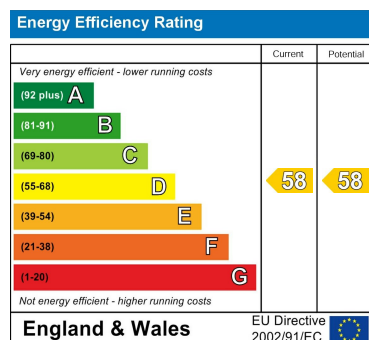


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

**A**

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.