



Cottage (EPC Rating: )

**BARN LOFT CAWDER LANE, SKIPTON, BD23 2TD**

**£795 PCM**



**CARLINGJONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

# A lovely two double bedroom cottage with allocated parking, located in an elevated countryside location yet only a 25 minute walk from the centre of Skipton. Available furnished on an initial 9 month assured shorthold tenancy

## THE AREA

The property is located on Cawder Hall Farm at the very southern edge of Skipton, and is only a 25 minute walk from the town's High Street and comprehensive shopping and leisure facilities. Known as the 'Gateway To the Dales', Skipton is located on the edge of the Yorkshire Dales National Park and is only a 15 minute drive from the popular tourist destinations of Grassington, Bolton Abbey and Malham.

The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

## DESCRIPTION

This furnished two bedroom cottage is located in an elevated position to the South of Skipton and is immediately adjacent to open countryside and benefits from superb views of the Aire Valley. The property has an open plan living room and kitchen, two double bedrooms and a separate bathroom with shower. A car parking space is located close to the cottage.

## LIVING ROOM

4.33m x 3.58m (14'2" x 11'8")

Timber part glazed door leads into the living room with timber beam and steps leading up to both bedrooms and the bathroom. The kitchen is located at the far end of the living room.

## OPEN KITCHEN

2.39m x 1.89m (7'10" x 6'2")

Comprising a range of grey wall and base units under contrasting work surfaces with splash back tiling. Stainless steel sink with mixer tap, slot in 4 ring gas cooker with oven, and under counter fridge. Wall mounted gas combination boiler.

## BEDROOM 1

3.42m x 2.98m (11'2" x 9'9")

Good sized double bedroom with lovely countryside views

## BEDROOM 2

3.42m x 3.15m (11'2" x 10'4")

Well proportioned twin bedroom with velux style roof window.

## BATHROOM

With 3 piece white bathroom suite including bath with shower over and shower curtain, white pedestal wash hand basin and dual flush WC. White wall tiles, tiled floor and extractor fan

## OUTSIDE

Located close to the property is an allocated car parking space.

## PETS

Please note there is a NO PETS policy at Cawder Hall Farm Cottages

## UTILITIES

The rent is inclusive of water rates and also broadband (which is already insitu). Electricity and gas are separately metered and recharged based on consumption.

## 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.

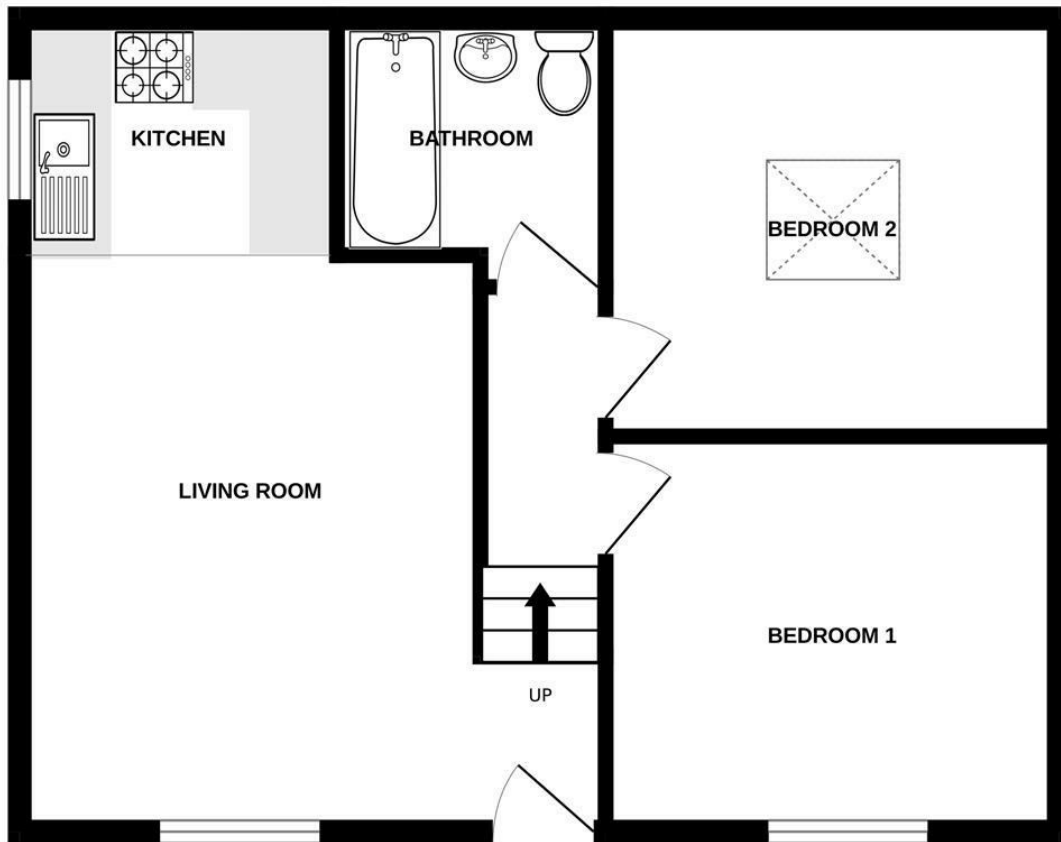
OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

#### 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



## 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

**C**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.