



House - Terraced (EPC Rating: C)

16 WHINFIELD COURT, SKIPTON, BD23 2UY

£895 PCM



THE AREA

Located to the south of Skipton town center on the popular Whinfield Court, this home is only a short walk to the town's amenities. Known as "The Gateway to the Dales", the historic market town of Skipton provides extensive shopping and recreational facilities together with excellent primary and secondary schooling.

Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey.

The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

DESCRIPTION

Enjoying a superb level location close to the town centre and nearby supermarkets this modern stone townhouse is situated in a small row of houses providing two bedroomed accommodation with garage and parking to the front.

Described briefly the property comprises over two floors a large square living room and large kitchen diner to the ground floor with stairs up to the 1st floor level with two double bedrooms and family bathroom.

In further detail the property comprises:

ENTRANCE HALL

With traditional multi panel and glazed timber front entrance door into entrance hall with doors to kitchen and living room and stairs to first floor level. Built in storage cupboard under the stairs.

KITCHEN/DINER

5.62m x 2.87m (18'5" x 9'4")

Having a range of beech wall and base units under contrasting black fleck laminate worksurfaces with inset stainless steel sink and drainer unit with mixer tap above. Tiled splashback. Lamona four ring stainless steel hob and integral electric fan oven with stainless steel chimney style extractor hood above. Space and plumbing for washing machine. Further dining area having ample space for a dining table.

LIVING ROOM

3.64m x 3.25m (11'11" x 10'7")

A good sized square room having gas living flame fire with complimentary stone surround and hearth. uPVC double doors out to the enclosed rear garden.

FIRST FLOOR

Stairs from the entrance hall lead up to the first floor landing, with doors leading to both bedrooms and the house bathroom.

BEDROOM ONE

3.81m x 2.87m (12'5" x 9'4")

A good sized double bedroom having double glazed windows looking towards the garden and the bowling green, centre light point and central heating radiator.

BEDROOM TWO

2.69m x 3.67m (8'9" x 12'0")

A good sized double bedroom having double glazed windows looking towards the garden and the bowling green, centre light point and central heating radiator.

BATHROOM

1.98 x 1.68 (6'6" x 5'6")

Having a white three piece suite comprising panelled bath with Mira Combi Force thermostatic shower, part tiling to bath and walls, pedestal hand wash basin and low level WC. Extractor fan & double glazed window.

OUTSIDE

To the front of the property there is a garage with a parking space in front.

To the rear of the property there is an easily manageable enclosed and walled garden with paved seating area, pebble filled raised beds and backing onto the bowling green.

COUNCIL TAX

The property is council tax band C.

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)



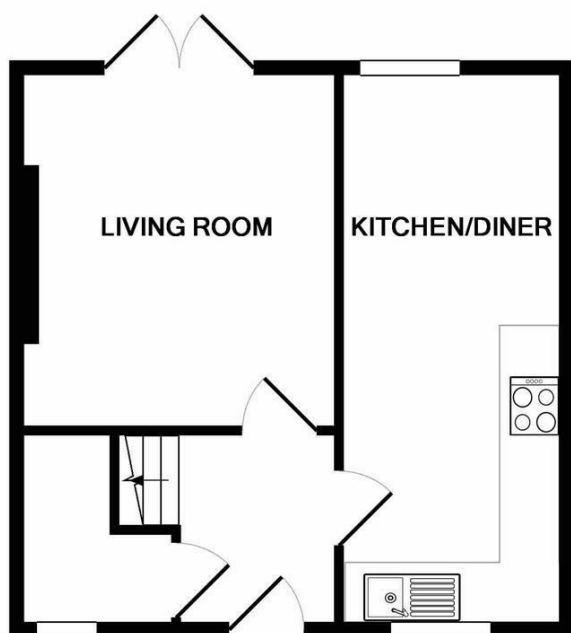
DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

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.

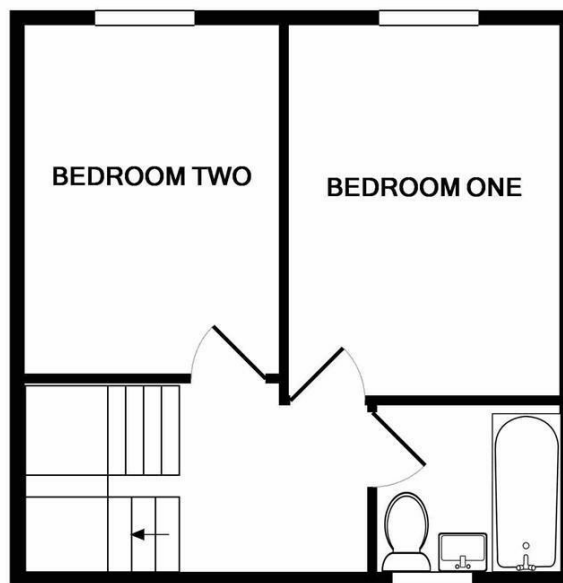
AGENTS NOTE & DISCLAIMER

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.





GROUND FLOOR



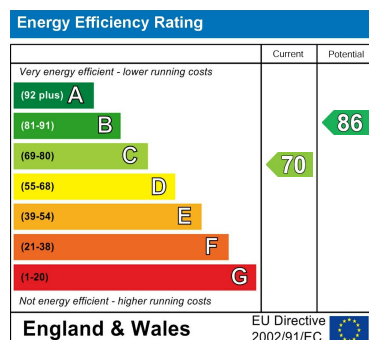
1ST FLOOR

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
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Council Tax Band

C

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.

