





House - End Terrace (EPC Rating: E)

27 GLADSTONE STREET, SKIPTON, BD23 1PT

PCM

£1,200 PCM

CARLING JONES

4 2 1 E

4 Bedroom House - End Terrace located in Skipton

This spacious and attractively improved individual Victorian bay fronted stone end terraced house provides well equipped four bedroomed en-suite accommodation of particular merit which is imaginatively planned on four floors.

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. 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.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

ENTRANCE VESTIBULE
With a traditional front entrance door having a glazed top light. Ceiling cornices and rose. Pine and glazed inner door to:

ENTRANCE HALL
With a central heating radiator, ceiling cornices and a staircase leading to the first floor.

LIVING ROOM
14'4" x 14'6"
with a UPVC sealed unit double glazed stone mullioned splay bay window. Double central heating radiator. Contemporary raised living flame gas fire in a stainless steel surround.

KITCHEN
15'5" x 13'3"
Range of base and wall units in contemporary oak style providing contrasting granite effect worktop surfaces having tiled surrounds. Circular stainless steel double sink units. Built-in stainless steel finish Beko oven with a matching five ring Diplomat gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Integrated dishwasher. Laminate oak wood block style flooring. Double central heating radiator.

UTILITY AREA
Plumbing for an automatic washing machine. Staircase down to the:

LOWER GROUND FLOOR

BASEMENT
14'6" x 11'10"
Central heating radiator, a concealed Baxi gas combination central heating boiler and recessed low voltage ceiling spotlights. A traditional partly glazed external door gives access to the rear yard.

FIRST FLOOR

LANDING
Spindled balustrade and a built-in store cupboard under stairs.

BEDROOM ONE
12'6" x 11'3"
Double central heating radiator.

BEDROOM TWO
11'2" x 9'3" max
Double central heating radiator and light oak laminate flooring.

BEDROOM THREE
10'0" x 7'2"
Double central heating radiator.

BATHROOM
Three piece white suite comprising a built-in oval bath having a shower to the mixer tap together with a low suite WC and a hand wash basin standing on a plinth unit. Contrasting wall tiling and also tiled flooring. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Extractor fan.

SECOND FLOOR

MASTER BEDROOM
16'0" x 14'10" max
With a Velux window providing superb long distance panoramic views at the rear ranging across and beyond central Skipton towards the moors. Two central heating radiators. Spindled balustrade.

ENSUITE
Contemporary three piece suite comprising a hand wash, a white low suite WC and a tiled shower cubicle incorporating a Gainsborough independent shower. Tiled flooring. Extractor fan.

OUTSIDE
There is an easily manageable front garden with a rockery and a pebbled flowerbed.
A stone flagged rear yard provides a pleasant sitting-out area.

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.

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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

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163





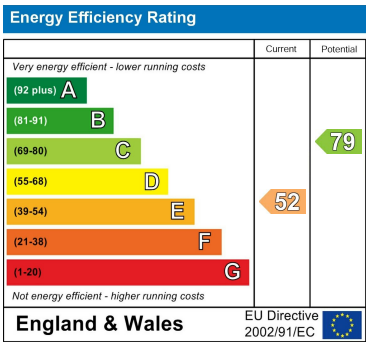


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Energy Performance Graph



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