

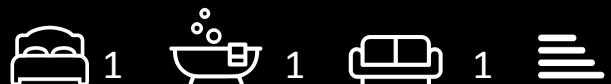


Studio (EPC Rating:)

**THE GRANARY, CAWDER HALL CAWDER LANE,
SKIPTON, BD23 2TD**

£545 PCM

**CARLING
JONES**



A compact one bedroom cottage with allocated parking, located in an elevated countryside location yet only a 25 minute walk from the centre of Skipton. Available either furnished or unfurnished on a new assured shorthold tenancy. AVAILABLE IMMEDIATELY

LIVING ROOM/ KITCHEN

3.63 x 2.84 (11'11" x 9'4")

Accessed from the outside, with exposed beams and small kitchen at one end comprising a base unit, wall unit, work top and stainless steel single drainer sink. Corridor and door leads to the double bedroom.

DOUBLE BEDROOM

2.86 x 2.70 (9'5" x 8'10")

With exposed beam, high level window and door leading into the shower room.

SHOWER ROOM

Comprising a shower with shower curtain, WC and wash hand basin

VIEWING

Strictly by appointment through the agents Carling Jones - contact 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

Council Tax Band

A

Energy Performance Graph

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

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.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

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

Call us on

01756 799163

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<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.

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