



House - Terraced (EPC Rating: E)

6 ROSE TERRACE, BRADLEY, KEIGHLEY, BD20 9DP

£725 PCM



Well presented two bedroom terraced house in the popular village of Bradley.

The popular village of Bradley is located only two miles to the south of Skipton, and benefits from a range of local amenities including a pub, a village shop, a primary school and a church.

The historic town of Skipton provides comprehensive shopping and leisure facilities within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

GROUND FLOOR

SITTING ROOM

3.96m x 3.38m (13'00 x 11'1)

Composite front door. Radiator. Stairs to first floor.

BREAKFAST KITCHEN

4.09m x 2.95m` (13'5 x 9'8`)

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Electric cooker, plumbing for washing machine and plumbing for dishwasher. Tiled flooring, spotlighting and patio doors to the rear. Radiator. Understairs cupboard.

FIRST FLOOR

LANDING

BEDROOM ONE

4.06m x 3.15m max (13'4 x 10'4 max)

Double room with radiator. Staircase leading to;

ATTIC ROOM

3.58m x 3.45m (11'9 x 11'4)

Velux and radiator. For storage use only.

BEDROOM TWO

3.38m x 2.08m (11'1 x 6'10)

Radiator.

BATHROOM

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Vinyl flooring, partly tiled walls and radiator.

COUNCIL TAX

Council Tax Band: A

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



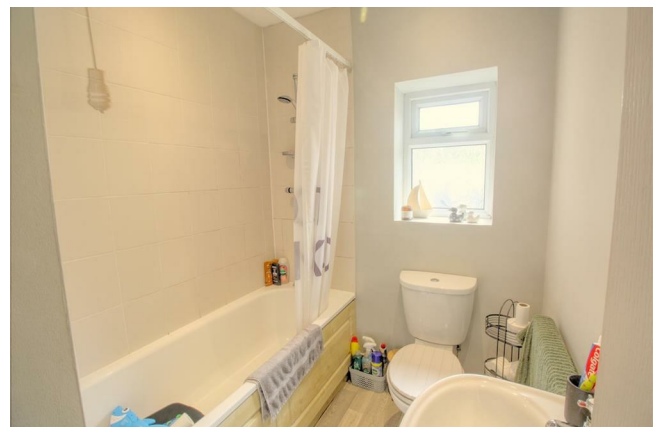
member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

AGENTS NOTE & DISCLAIMER

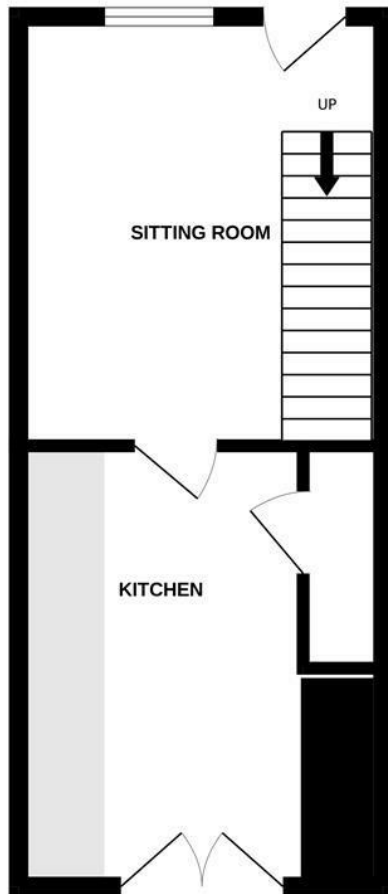
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWINGS

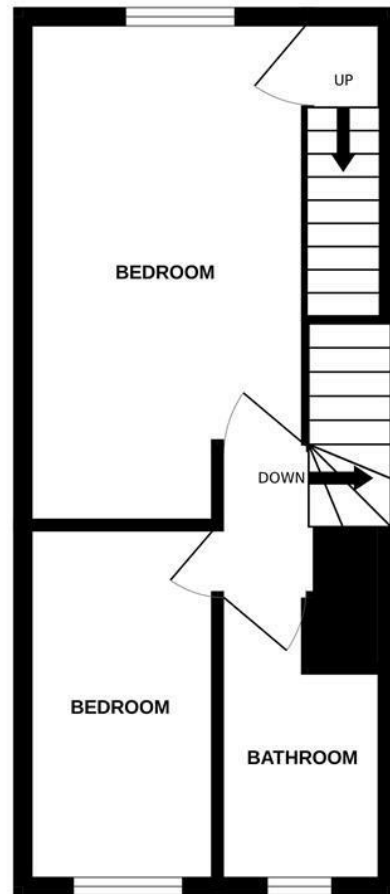
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR



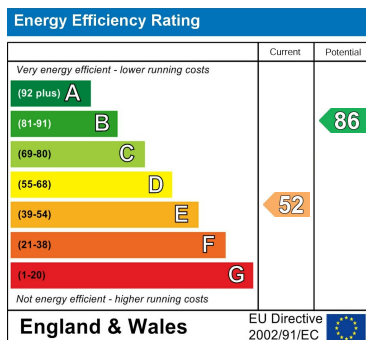
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



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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.

CARLING
JONES