





8 CASTLE STREET, SKIPTON, BD23 2DJ

£800 PCM

CARLING JONES

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2 Bedroom House - Terraced located in Skipton

A traditional stone built mid terrace property enjoying superb views to the rear with south facing patio/yard and two double bedrooms and large family bathroom. Located only a two minute walk from Skipton Town Centre.

LOCATION

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market. 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.

DESCRIPTION

This stone built mid terrace property provides excellent accommodation throughout and benefits from upvc windows and doors, modern combination boiler and fitted kitchen. There is a large open plan living/dining room, two double bedrooms, a large family bathroom, south facing private rear yard and useful outbuildings for storage.

In more detail the property comprises:

ENTRANCE HALL

Accessed via a part glazed upvc door into the hallway with laminate flooring and contemporary half height wood panelling. Understairs storage cupboard and door leading into the living room/ dining room.

OPEN PLAN LIVING/DINING ROOM

20'8" x 12'4"

A spacious room with dual aspect to both the front and rear of the property. Includes built-in half height cupboards in each corner with contemporary pebble effect gas fire with granite inset and timber mantel.

KITCHEN

The kitchen includes timber effect wall and base units with contrasting granite effect worktops and splashbacks, a slot in 'Leisure' stainless steel gas hob, electric oven and grill with 'Elica' stainless steel extractor over. One and a half bowl stainless steel sink with drainer and mixer tap and space for fridge and washing machine. Tiled floor and upvc door leading to the rear of the property. A large picture window shows off the long distance views across Skipton to the hills beyond.

FIRST FLOOR LANDING

Stairs lead up to the first floor landing, with doors to both bedrooms and family bathroom.

BEDROOM ONE

12'8" x 8'8"

A large double bedroom to the rear of the property with superb long distance views.

BEDROOM TWO

11'4" x 9'1"

Another double bedroom overlooking the front of the property.

BATHROOM

Comprising a panel bath with shower over, pedestal wash hand basin, WC and tiled splashbacks and flooring.

OUTSIDE

To the front of the property is on street parking. To the rear is an enclosed south facing yard with long distance views and two useful outbuilding providing storage and also housing the 'Worcester Bosch' modern combination boiler. A gate leads to the rear access road.

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.

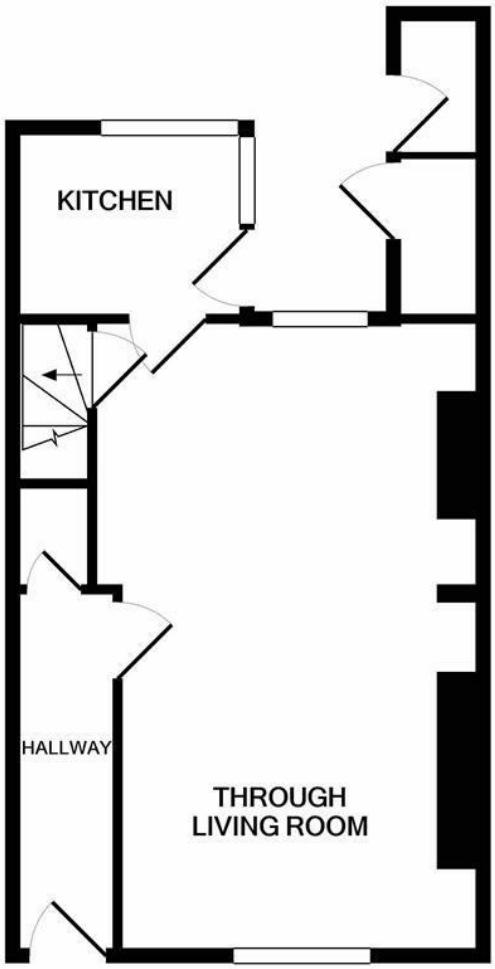
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AGENTS NOTE AND DISCLAIMER

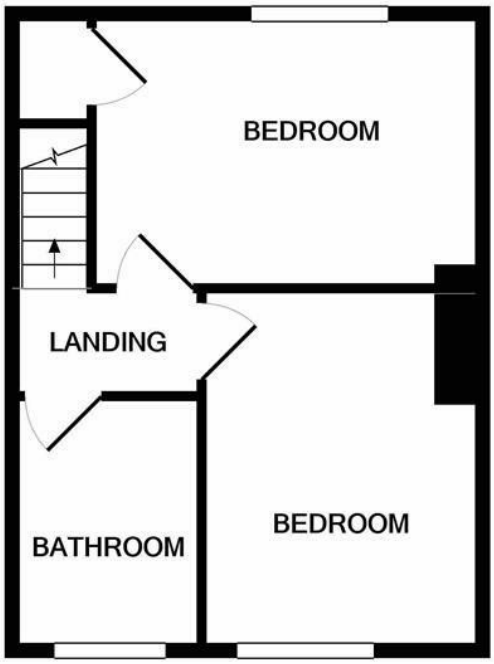
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GROUND FLOOR



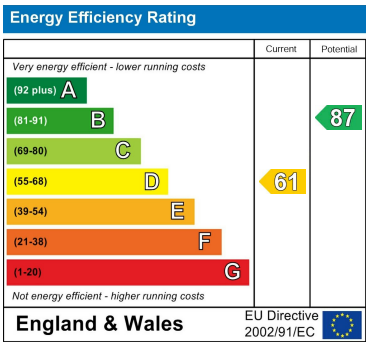
1ST FLOOR

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

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Energy Performance Graph



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