



10 BASIL STREET, COLNE, BB8 0EY

£625 PCM



Well presented two bedroom terrace property located in the popular town of Colne. Close to all local amenities, the property is provides great space for a single person or professional couple.

GROUND FLOOR

SITTING ROOM

4.09m x 4.06m (13'5 x 13'4)

Entered from outside through a UPVC door.
Radiator.

KITCHEN

3.23m x 3.20m (10'7 x 10'6)

Range of wall and base units with laminate worktop and stainless steel sink unit. Electric cooker and plumbing for washing machine. Vinyl flooring and useful understairs cupboard.

FIRST FLOOR

LANDING

BEDROOM ONE

4.17m x 4.09m (13'8 x 13'5)

Large double room.

BEDROOM TWO

3.25m x 2.06m (10'8 x 6'9)

Single room.

SHOWER ROOM

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic shower over. Extractor fan, vinyl flooring and radiator.

OUTSIDE

To the rear there is an enclosed yard.

COUNCIL TAX

Council Tax Band: A

VIEWINGS

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.



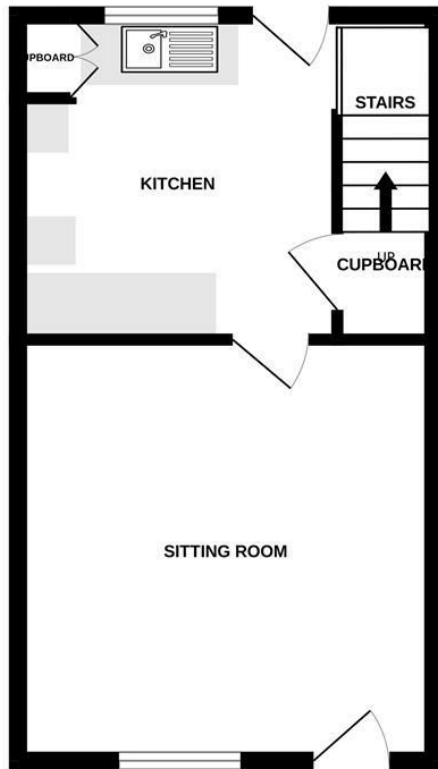
OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

AGENTS NOTE & DISCLAIMER

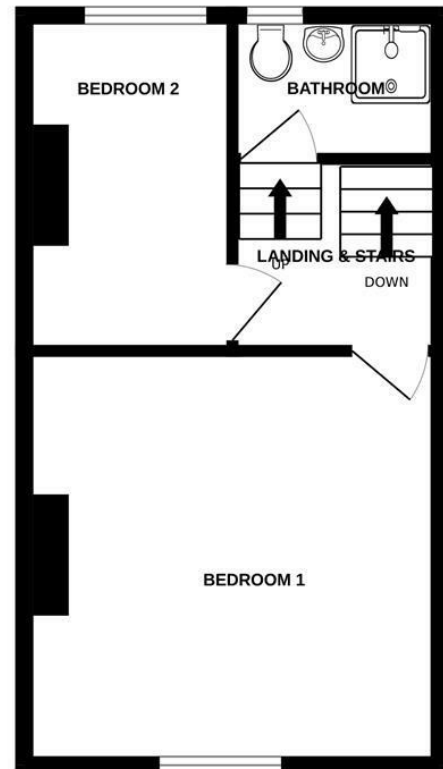
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



GROUND FLOOR



1ST FLOOR

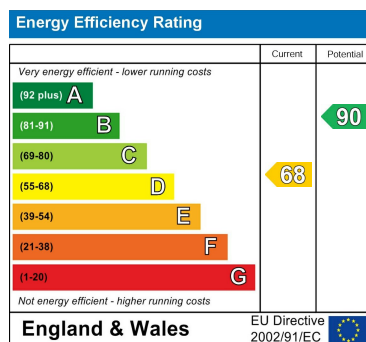


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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