



BRIDGE HOUSE, BURNSALL, SKIPTON, BD23  
6BS

£1,500 PCM



Nestled in the picturesque village of Burnsall, near Skipton, this charming property offers a unique blend of rustic charm and modern living. With four spacious bedrooms, this property is perfect for families or those seeking a tranquil retreat in the heart of the Yorkshire Dales.

Burnsall, with its strong community spirit, and two renowned hostelrys, makes it an popular place of choice to live. It is surrounded by spectacular National Park scenery, including the magnificent Burnsall Fell which is the focal point of the annual Burnsall Feast & Sports. The River Wharfe runs through under the famous Burnsall Bridge, and within the village there is a strongly respected Primary School, Children's Nursery and recently upgraded Village Hall which hosts a wide range of events including the annual pantomime. Grassington is 3.5 miles away, as is Threshfield where there is a Secondary School, although Burnsall is also in the catchment area for the Skipton Grammar Schools, circa 13 miles to the South.

#### Ground Floor

Entrance Hall  
Understairs storage.

Dining Kitchen  
25'4 x 11'6  
Range of wall and base units with oak block worktop and tiled splashback. Double oven, induction hob and canopied extractor fan. Hardwood flooring.

Sitting Room  
14'6 x 14'3 ave  
Multi-fuel stove set on a stone hearth.

Bedroom Four  
14'8 x 10'2 ave  
Double room.

WC  
WC, hand basin, plumbing for washing machine.

#### First Floor

##### Landing

Bedroom One  
14'11 x 14'3 ave  
Double room with hand basin.

Bedroom Two  
13'11 x 10'4  
Double room with built-in wardrobe.

Bedroom Three  
15'8 x 10'0 ave  
Double room.

Office  
10'8 x 4'11

Bathroom  
Four piece suite comprising; bath, shower cubicle, double hand basin and wc. Built-in storage cupboards.

Outside  
To the front there is a pleasant foregarden.  
To the side and rear, there is private parking, single garage and 2 x stores.

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

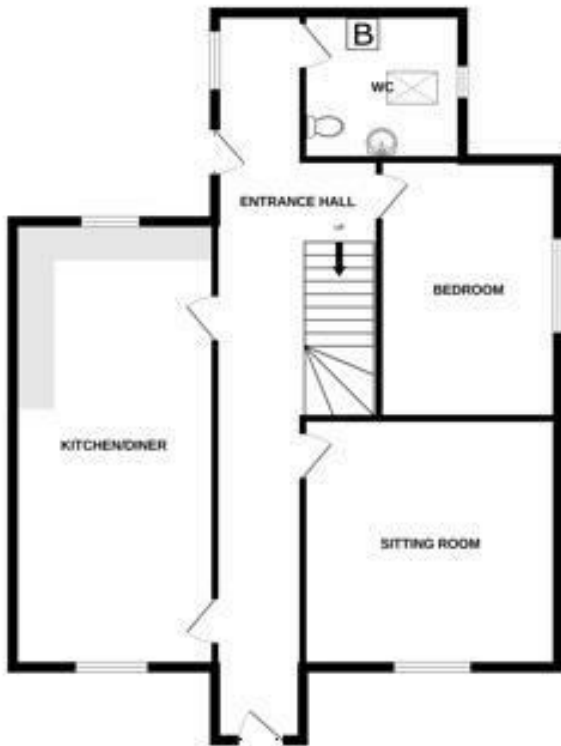
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

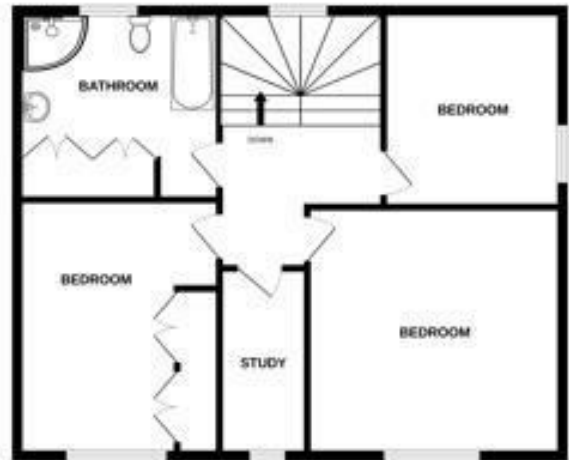
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

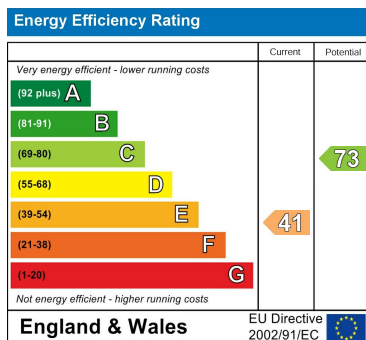


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with letroplan 1/2/2016

Council Tax Band

E

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.

