



£895 pcm

1 The Bailey, Skipton, BD23 1AP

SUPERB TWO BEDROOM HOUSE WITH CAR PARKING

LOCATED ADJACENT TO SKIPTON HIGH STREET





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DESCRIPTION

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ENTRANCE HALL

Accessed via a part glazed front door, with door leading into the living room and stairs leading up to the first floor.

LIVING ROOM 21' 0" x 9' 0" (6.42m x 2.75m) plus 8'1" x 6'2" (2.48m x 1.88m)

Comprising a large living space with recessed ceiling lights, bay window to the front with secondary glazing, upvc side window with double glazing and glazed door leading to the rear porch. Recessed dining area with drop down pendant light fitting. Door leads to the kitchen.

KITCHEN 10' 0" x 9' 9" (3.06m x 2.99m)

Comprising a range of grey wall and base units with



complimentary grey work surfaces and stainless steel 1.5 bowl single drainer sink with mixer tap. Recessed ceiling lights, 4 ring black glass electric hob with fold away extractor fan over, under counter integral electric oven and Worcester combination boiler housed within a wall unit. Under counter space and plumbing for a washing machine and space for a fridge freezer. Folding door leads to under stairs storage.

REAR PORCH

Glazed door from the living room leads to the rear porch with translucent roof panels, uPVC double glazed windows to the side and uPVC glazed door leading out to the rear patio area.

FIRST FLOOR LANDING

Stairs from the entrance hall lead up to the first floor landing, with storage cupboard with hanging rails and doors leading to both bedrooms and the bathroom.

BEDROOM ONE 15' 10" x 9' 1" (4.85m x 2.78m)

Double bedroom with two windows overlooking the entrance to Skipton Castle and Holy Trinity Church, and third window overlooking the side of the property. Large recessed wardrobe with hanging rail.

BEDROOM TWO 12' 0" x 9' 2" (3.67m x 2.81m)

Another double bedroom with built in large double wardrobe with hanging rails. Large window overlooks the rear of the property.

BATHROOM

Comprising a white panel bath with mixer tap, thermostatic shower over and glazed shower screen. White dual flush WC and pedestal wash hand basin with mixer tap. Wall hung bathroom cabinet with mirror and integral light. Chrome ladder style towel heater and extractor fan. Combination of water proof wall panelling and white wall tiling to dado height.

OUTSIDE

To the rear of the property there is a small patio plus a parking area for two cars and a garage with up and over door.

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)

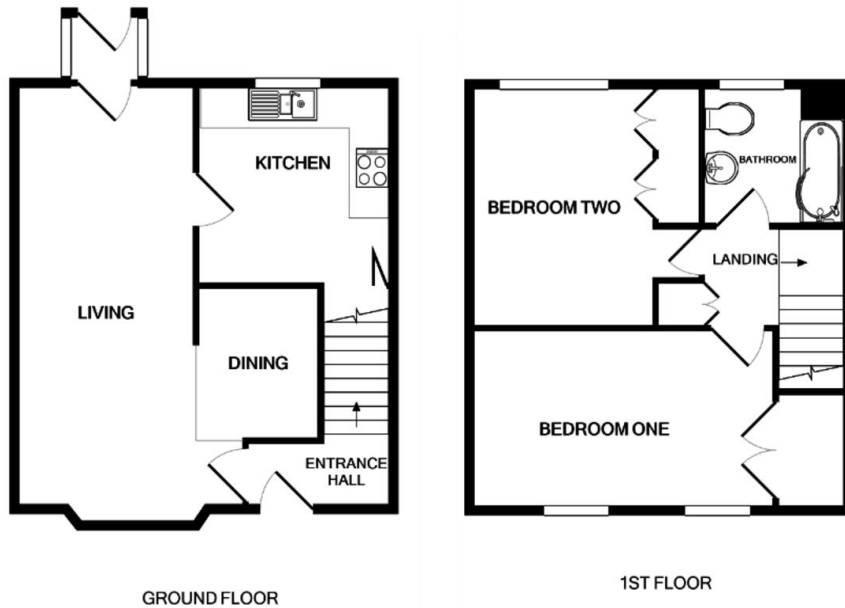


DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

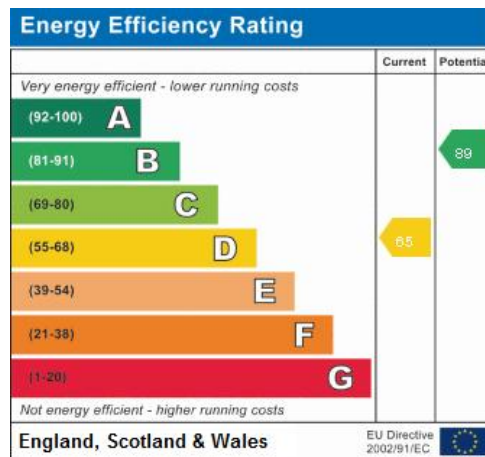
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SORRY - NO PETS



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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Agents Note: Whilst every care has been taken to prepare these sales 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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