

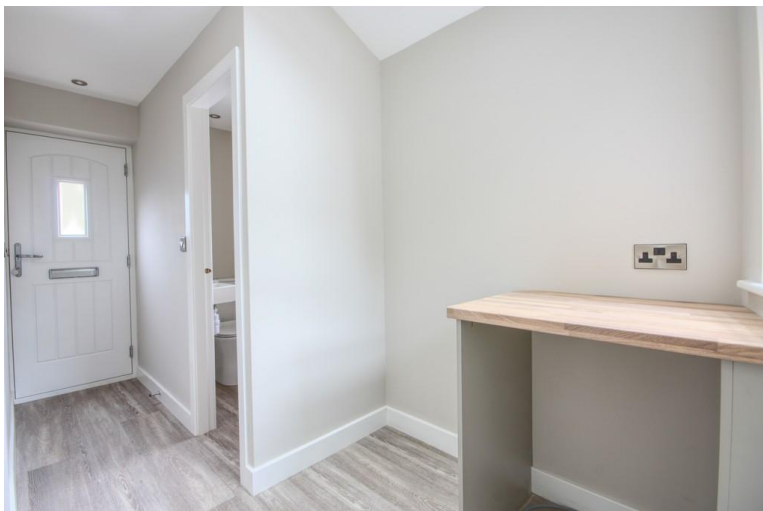


**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**£895 pcm**

Bridge Cottage, Burnsall, BD23 6BS





**Beautifully presented two bedroomed home set in the picturesque village of Burnsall. Featuring two bathrooms, private parking and views over the river. Available immediately.**

Bridge Cottage comprises of a stone built semi-detached cottage with good sized living kitchen, 2 bedrooms and two bathrooms. Externally there is parking to the front. The property benefits from double glazing and air source heat pump.

In more detail the property comprises:

ENTRANCE HALL/UTILITY Plumbing for washing machine. Velux and spotlights.

WC Two piece suite comprising; low suite wc and hand basin. Spotlights.

LIVING KITCHEN 21' 9" x 12' 0" (6.63m x 3.66m) max. Range of shaker style wall and base units, laminate worktop, matching upstand and composite sink unit. AEG appliances comprising; oven, electric hob and fridge freezer. Cast iron multi fuel burner set in a recessed chimney breast with stone hearth and oak mantel.

FIRST FLOOR

LANDING





**BEDROOM TWO** 11' 10" x 11' 9" (3.61m x 3.58m) Built-in storage cupboard.

**BATHROOM** Four piece suite comprising; low suite wc, hand basin, bath and shower cubicle with thermostatic shower. Chrome heated towel rail, spotlighting and extractor fan.

**SECOND FLOOR**

**LANDING**

**BEDROOM ONE** 11' 9" x 11' 6" (3.58m x 3.51m) max. Two Velux windows, spotlighting and cupboard housing boiler and hot water tank.



**ENSUITE** Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower. Velux, chrome heated towel rail, spotlighting and extractor fan.

**OUTSIDE** To the front of the property there is a private flagged parking area and EV charger.

**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





## EPC & FLOORPLAN TO FOLLOW



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.

**SKIPTON**  
68 High Street, Skipton, North Yorkshire, BD23 1JJ

**CONTACT**  
t. 01756 799163 e. mark@carlingjones.co.uk  
www.carlingjones.co.uk

