



£650 pcm

4 Chapel Street, Carleton, BD23 3HE





A cottage located in the popular village of Carleton with two bedrooms, bathroom, living room and kitchen. Benefitting from a lovely rear yard, the property is available from 1st October 2022.

LIVING ROOM 16' 0" x 14' 2" (4.88m x 4.32m) A good sized living room including recessed cupboards for storage, radiator, coal effect gas fire and access to the under stairs storage.

KITCHEN 13' 4" x 9' 0" (4.06m x 2.74m) Range of recently fitted wall and base units, worktop, tiled splashback and sink unit. Appliances comprising; oven, 5-ring gas hob, microwave, dishwasher. Vinyl flooring and spotlighting.

FIRST FLOOR

LANDING

BEDROOM 16' 0" x 12' 2" (4.88m x 3.71m) A very good sized double bedroom including gas central heating radiator.

BEDROOM TWO 8' 0" x 7' 8" (2.44m x 2.34m) A single bedroom with gas central heating radiator.

BATHROOM A four piece suite including thermostatic shower, panelled bath, dual flush w.c, hand basin. Tile





effect laminate flooring. Partially tiled walls. Gas central heating radiator.

OUTSIDE Private yard to the rear with access to the rear alley.

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.



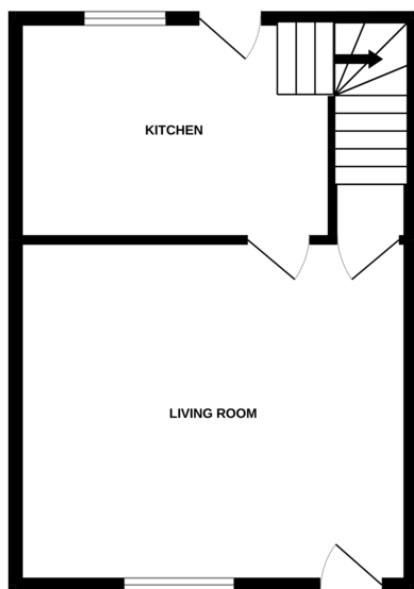
FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - 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.

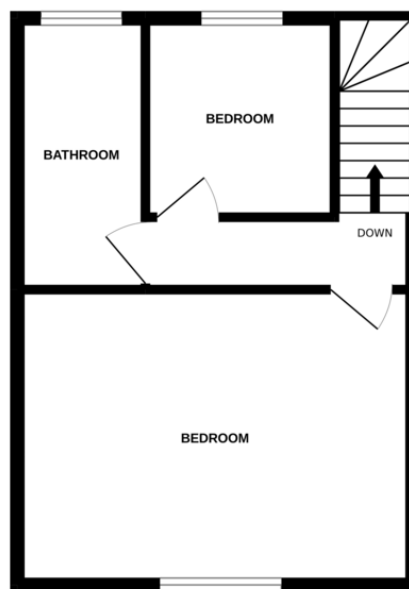
OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

AGENTS NOTES & 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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EPC 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 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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