

# Kiln Croft, Bracewell Nr Skipton





# TO LET - Kiln Croft, Bracewell, Nr Skipton BD23 3JU

Available at a rent of £1,200.00 per calendar month.

Deposit £1,350.00 and usual references required.

A fabulous, spacious three bedroomed detached bungalow located in the picturesque village of Bracewell close to the popular town of Barnoldswick which offers a range of local amenities including shops, public houses, and both primary and secondary schools

The property comprises: Entrance Hall; Lounge/ Diner; Kitchen with Electric Oven and Hob; Three Bedrooms, two with built in wardrobes; Shower room; Garden Room; Garden; Garage; Ample parking; Double glazing, Oil Heating, Spring Water and Septic Tank.

EPC Rating E

Please note that all our tenancies require rent to be paid calendar monthly in advance. All applicants must be over 18 years of age on the date of the proposed tenancy and for each applicant, references will be required from employers, bankers and previous landlords (if applicable) together with personal references. In order to make an application for a residential tenancy, a Holding Deposit

equivalent to one weeks rent will be required.

The Landlord has fifteen days to make a decision from the date the holding deposit is taken. If the tenancy does not go ahead then the money must be repaid in full within seven days of the deadline being reached.

Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.

Application forms are available from our office.

Details prepared: May 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.  
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