



Chapel Street, Grassington
£675 pcm + £90 Admin Fee Per Applicant

DaleEddison
Estate Agents & Chartered Surveyors
ILKLEY • OTLEY • GUISELEY • SILSDEN • SKIPTON



20 Chapel Street

Grassington

BD23 5BE

A STUNNING AND CHARACTERFUL TWO BEDROOMED COTTAGE IN A POPULAR RESIDENTIAL AREA OF GRASSINGTON WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES

This delightful two bedroomed cottage maintains many original features having an inglenook fireplace and beamed ceilings and briefly comprises to the ground floor spacious sitting room, kitchen and pantry. To the first floor there are two good sized bedrooms and a house bathroom. Outside there is a stone shed and paved patio area suitable for alfresco dining.



GROUND FLOOR

SITTING ROOM 15' 1" x 13' 5" (4.6m x 4.09m) Characterful sitting room with delightful stone open grated inglenook fireplace and beamed ceiling. Stairs leading up to the first floor. uPVC sealed unit glazed window to front elevation. Small window through to pantry with feature stone shelf under. Opening leading through to

KITCHEN 10' 10" x 8' 10" (3.3m x 2.69m) Fitted with a modern range of base and wall units in white with inset stainless steel sink unit with mixer tap. Inset electric four ring hob and electric oven under with extractor over. Space for under counter fridge and under counter freezer. Space for automatic washing machine. uPVC glazed window to rear elevation. Back door leading out to rear patio area. Wooden door leading to

PANTRY Housing Worcester gas fired central heating boiler. Stone slab shelving. Two small feature windows one through to sitting room and one to the rear elevation.

FIRST FLOOR

LANDING With borrowed light skylight.

BEDROOM 12' 11" x 11' 11" (3.94m x 3.63m) uPVC glazed window to front elevation with views.

BEDROOM 9' 9" x 8' 4" (2.97m x 2.54m) uPVC glazed window to front elevation with views.

BATHROOM Fitted with a white suite having panelled bath with taps and electric shower over with shower screen. Pedestal wash hand basin with taps and low suite w.c.

OUTSIDE To the rear of the property there is a paved pathway leading to the stone shed and a patio area with mature planting and traditional stone walls.

COUNCIL TAX Tax band C (as listed on www.voa.gov.uk)

ESTATE AGENTS ACT 1979 Please note that this property is being marketed on behalf of a relative of a Director (an employee) of Dale Eddison Limited.

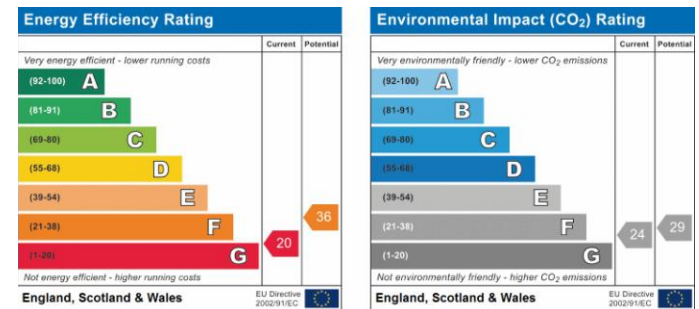
AGENTS NOTES All our properties are to be let on an assured shorthold tenancy for an initial term of six months unless otherwise stated. All rents are exclusive of all usual tenants outgoings ie telephone, electricity, gas, water rates and council tax. All tenancy applications are subject to status and references.

- PAYMENTS**
- 1/ An administration fee of £90 per applicant applies.
 - 2/ A further administration fee of £24 per Guarantor may apply.
 - 3/ The first month's rent is payable in advance prior to the commencement of the tenancy.
 - 4/ A bond / security deposit equivalent to one month's rent will also be required prior to the commencement of the tenancy.
 - 5/ Where pets are permitted to reside at a property an additional £200 will be required for your bond / security deposit.
 - 6/ Should a tenancy be extended on a further fixed term a tenancy agreement fee of £60 will apply.

- RENTAL PROCEDURE**
- 1/ Confirm the property is still available.
 - 2/ Complete application form available from our office and return along with two forms of ID and the correct application fee. Application fees are required to cover the costs of referencing and the preparation of the tenancy agreement.
 - 3/ Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment required as detailed below
 - 4/ We will then check you into the property and go through the inventory.
 - 5/ The bond will be held by the agent (unless otherwise stated).
- Dale Eddison are members of the Tenancy Deposit Scheme and will register all bonds with the scheme.



Awaiting Floorplan



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect our decision to buy, please contact us before viewing the property.