



**Elm Tree Square, Embsay**  
£550 pcm + Fees Apply



# 13 Elm Tree Square

Embsay

Skipton

BD23 6RA



**AN ATTRACTIVE COTTAGE IN A VILLAGE LOCATION  
OFFERING CHARACTERFUL TWO BEDROOMED  
ACCOMMODATION ARRANGED OVER THREE  
FLOORS**

Situated in the heart of the village of Embsay, the property offers well proportioned two bedroomed accommodation, benefitting from a paved garden area to the rear. The property briefly comprises: open plan living area and kitchen to the ground floor, bedroom and bathroom to the first floor, and a further bedroom to the second floor. To the rear of the property is a raised flagged garden area.



## GROUND FLOOR

uPVC opaque glazed door opening to:

### OPEN PLAN SITTING ROOM AND KITCHEN

**SITTING ROOM** 13' 1" x 12' (3.99m x 3.66m) With uPVC sealed unit double glazed window to the front. Fireplace with electric log effect fire.

**KITCHEN** 9' 11" x 6' 11" (3.02m x 2.11m) Fitted with a range of base and wall wood effect units with coordinating work surfaces including inset stainless steel sink unit with mixer tap. Electric hob with extractor over. Stoves oven. Integrated fridge and washer. Feature beamed ceiling, tiled splashback. Understairs storage. uPVC sealed unit double glazed window and glazed door to the rear. Stairs from the kitchen leading to the first floor.

## FIRST FLOOR

**BEDROOM** 12' x 10' 7" (3.66m x 3.23m) uPVC sealed unit double glazed window to the front.

**BATHROOM** Panelled bath, pedestal wash basin, w.c., corner shower unit with Grohe shower. Part tiled walls. Opaque uPVC sealed unit double glazed window to the rear. Cupboard housing the central heating boiler.

## SECOND FLOOR

**BEDROOM** 21' 6" x 8' 11" (6.55m x 2.72m) With beams to the ceiling. Velux window, and uPVC sealed unit double glazed windows to the front and rear.

**OUTSIDE** To the rear of the property is a raised paved garden.

**COUNCIL TAX** Band B.

**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 application fee of £120 for the first applicant and £90 for each additional applicant.  
2/ An administration fee of £30 per Guarantor.  
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/ If pets are permitted to reside at the property an additional £200 will be required for your bond/security deposit.  
6/ The Bond will be held by the agent (unless otherwise stated) Dale Eddison are members of the Tenancy Dispute Service and will register all bonds with the scheme.

**RENTAL PROCEDURE** 1/ Confirm the property is still available.

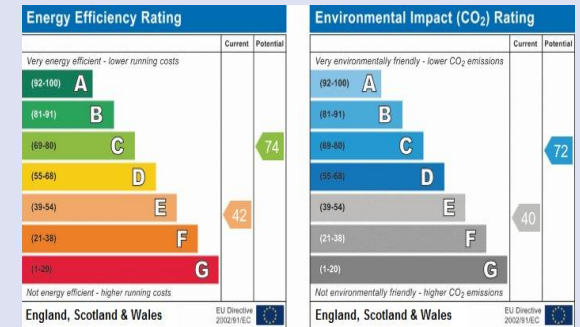
2/ Complete application form available from our office and return along with two forms of ID and the correct application fee. Application fees are required to cover the costs of referencing and the preparation of the tenancy agreement.

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.





**Dale  
Eddison**

**SILSDEN OFFICE**

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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 your decision to buy, please contact us before viewing the property.