



**Greatwood Avenue, Skipton**

**£575 pcm + Fees Apply**







# 13 Greatwood Avenue Skipton BD23 2RT

**A SMART NEWLY REFURBISHED TWO BEDROOMED TERRACE PROPERTY WITH GARDEN TO THE FRONT AND OFF STREET PARKING TO THE REAR**

Having been recently refurbished, this smartly finished mid terraced property offers well proportioned two bedroomed accommodation with the benefit of off street parking to the rear, briefly comprising an entrance hall, sitting room with electric fire, dining kitchen, two bedrooms and house bathroom. Externally the property offers a paved area to the rear, ideal for off street parking, and to the front a gravelled garden area.



## GROUND FLOOR

**ENTRANCE HALL** Part glazed entrance door. Stairs to the first floor.

**SITTING ROOM** 12' 11" x 11' 5" (3.94m x 3.48m) Window to the front elevation. Wall mounted electric fire. Large understairs storage cupboard.

**DINING KITCHEN** 14' 7" x 7' 6" (4.44m x 2.29m) Fitted with a range of base and wall units with coordinating wooden work surfaces, incorporating a stainless steel sink unit. Tiled splashbacks. Flavel electric oven, electric hob with extractor hood over. Heated towel rail. Cupboard housing the Ideal gas fired central heating boiler. Windows to the rear elevation and part glazed door to the rear.

## LANDING

**BEDROOM ONE** 11' 7" plus recess x 11' 3" (3.53m x 3.43m) Window to the front elevation. Large bulkhead storage cupboard.

**BEDROOM TWO** 9' 4" x 8' 5" (2.84m x 2.57m) Window to the rear.

**BATHROOM** White suite comprising bath with shower over, wc, wall hung wash basin. Karndean flooring. Tiled walls. Vanity mirror with lights. Window to the rear elevation.

**OUTSIDE** To the front of the property is a gravelled garden area.

To the rear is a flagged area ideal for off street parking. Covered store and outdoor tap.

**COUNCIL TAX** Band A.

**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.

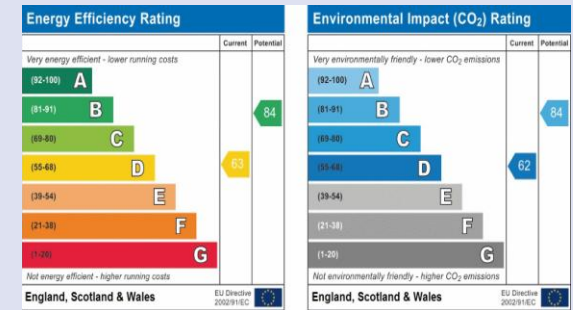
2/ Complete application form available from our office and return along with two forms of ID and the correct application fee. Application fees are required to cover the costs of referencing and the preparation of the tenancy agreement.

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**

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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.