



£495 pcm inclusive of water rates

Flat 3, Sackville House, Sackville Street, Skipton, BD23 2PB





### LIVING ROOM

Stairs from the communal first floor landing lead up to the living room with three Velux type roof lights and open plan kitchen. Under eaves storage place and doors lead to the bedroom and the bathroom. Restricted head room in part of the room.

### OPEN PLAN KITCHEN

Comprising a range of wall and base units with stainless steel sink with mixer tap, slot in oven, under counter fridge and space and plumbing for a washing machine. Velux style roof window and light grey vinyl floor covering.

### BEDROOM

Double bedroom with Velux type roof window and built in cupboard and shelving. Restricted headroom to part of the room.

### BATHROOM

Comprising a white panel bath with shower over and shower curtain, WC and wash hand basin with mirror and light over. Chrome ladder style towel heater. Vinyl floor covering and Velux style roof window.

### RENT

The rent quoted of £495 per calendar month includes water rates for the apartment

### 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.

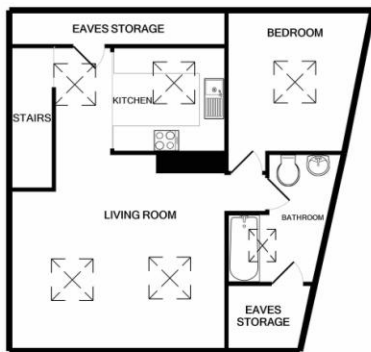
**FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019:** Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract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

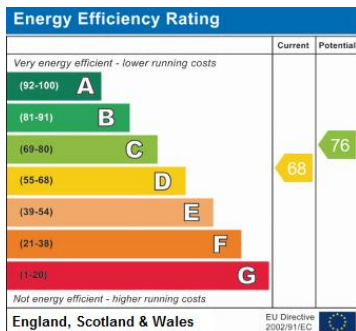
**OTHER INFORMATION:** Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

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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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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