



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£550 pcm

Craven Hall, Sackville Street, Skipton, BD23 2PB





Located close to Skipton town centre a short walk to the bus and train station. Spacious one bedroom apartment with long distance views from most windows and modern kitchen and bathroom.

LOCATION Located on Sackville Street, Craven Hall is only a short walk to the town's amenities. Known as "The Gateway to the Dales", the historic market town of Skipton provides extensive shopping and recreational facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

DESCRIPTION In brief the property comprises a top floor flat with good sized living room with feature fireplace, modern kitchen and bathroom and good sized double bedroom.

LIVING ROOM 18' 8" (max) x 15' 8" (max) (5.7m (max) x 4.8m (max)) Accessed from the lobby area, a large living room with two windows offering superb roof top views of



Skipton and the hills beyond. Doors lead into the kitchen, bedroom and inner lobby

KITCHEN 8' 10" x 11' 1" (2.7m x 3.38m) Good sized kitchen with recently fitted white wall and base units with wood grain effect work surfaces. Integrated electric fan oven and four ring electric hob, fridge, freezer, washing machine with dryer and wall mounted gas combination boiler.

BEDROOM 13' 1" x 12' 5" (4m x 3.8m) Well proportioned double bedroom with sloping roof to one side, with window offering superb views.

BATHROOM Accessed from the inner lobby and including a new white three piece suite comprising a pedestal wash hand basin, WC and panel bath with electric shower over

STORE ROOM 12' 3" x 4' 11" (3.75m x 1.5m) Handy store room with potential for an occasional home office or other uses

VIEWING Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

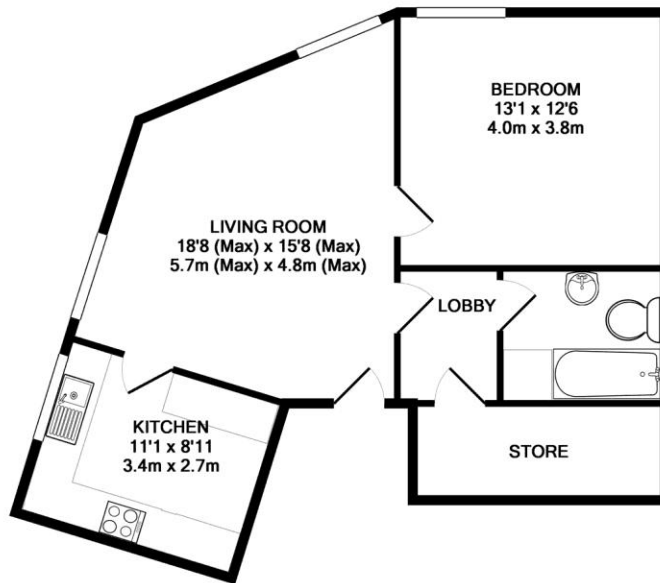
TENANCY INFORMATION HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

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)

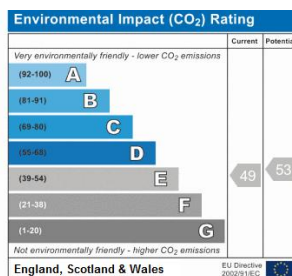
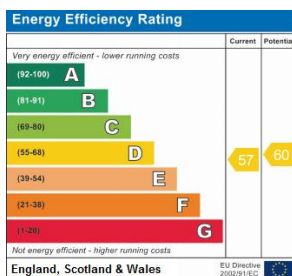
DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

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.

AGENT'S NOTE AND DISCLAIMER 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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