



£625 pcm

56 Russell Street, Skipton, BD23 2DX

EPC Rating C





**A very well presented two bedroom house located in a popular area of Skipton. With gas central heating, double glazed windows and modern kitchen and bathroom. AVAILABLE 1ST DECEMBER.**

ENTRANCE Half glazed composite door giving direct access to the living room.

LIVING ROOM 15' 2" (max) x 12' 10" (4.63m x 3.92m)  
Good sized room with large double glazed window overlooking the front of property. An attractive cast iron fireplace is a focal point with arched alcove one side and full height built-in cupboard with stripped pine doors to the other.

Timber door leads into the kitchen.

KITCHEN 12' 2" x 7' 3" (3.72m x 2.23m) Well presented kitchen with space for small breakfast table, a good mixture of wall and base units with 1.5 bowl stainless steel sink top with mixer tap set in complementary worktops with tiling between wall and base units. Built in oven and hob with extractor over, space and plumbing for a washing machine and vinyl flooring. Under stairs storage cupboard.

Solid timber rear door leads out to rear yard.



LANDING Stairs lead from the kitchen up to the first floor landing with doors leading to both bed rooms and the bathroom.

BEDROOM ONE 15' 3" x 9' 8" (4.65m x 2.97m) Good size double bedroom spanning the full width of the property with two windows overlooking Russell Street.

BEDROOM TWO 7' 6" x 4' 11" (max) (2.30m x 1.52m) A single bedroom with window overlooking the rear yard.

HOUSE BATHROOM Includes a white three piece suite with panel bath with mixer tap, thermostatically controlled shower over and glazed shower screen. Pedestal wash hand basin and WC.

OUTSIDE Enclosed rear yard with outbuilding.

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

AGENTS NOTES & 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

#### TENANCY INFORMATION

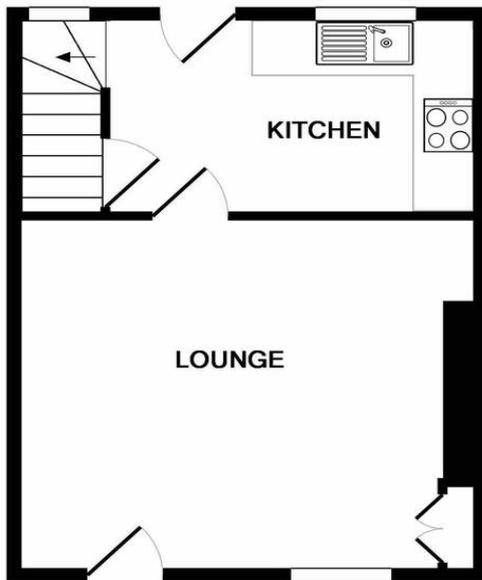
HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

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)

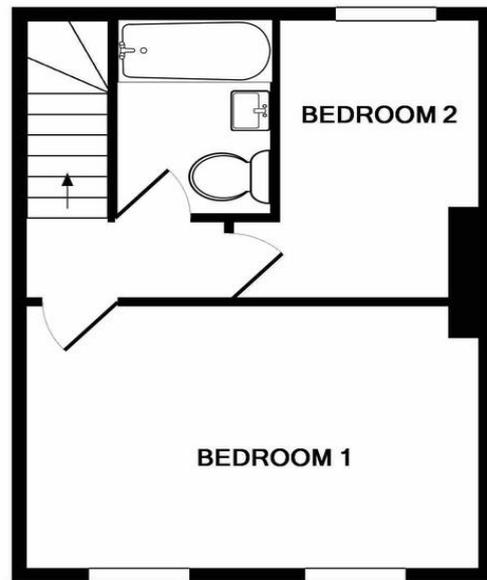
DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

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.



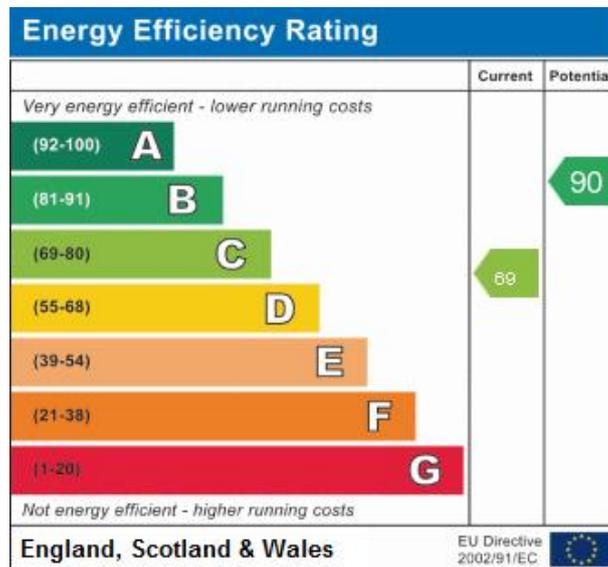


GROUND FLOOR



1ST FLOOR

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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