

24 CALF HALL ROAD  
BARNOLDSWICK  
BB18 5PX



£650 per month



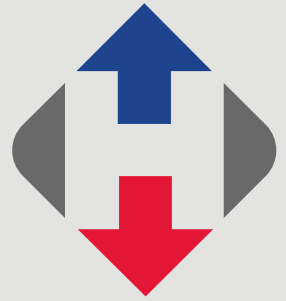
- Recently redecorated mid terrace house
- Fitted kitchen and utility
- Two reception rooms
- Convenient, popular residential location
- Two double bedrooms
- Three-piece bathroom
- Rear yard, private parking
- Unfurnished. Available immediately.

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**Recently redecorated with new carpets throughout, this stonebuilt mid-terrace house provides well-proportioned accommodation situated in a popular residential location within walking distance of the town centre.**

**This deceptively spacious property comprises sitting room, lounge, fitted kitchen, utility, two double bedrooms and house bathroom.**

**Externally the property offers a garden forecourt and enclosed rear yard. There is also private parking to the rear of the property.**



**LOCATION:** Heading along the A59 from Gisburn towards Skipton, turn left onto Yarlside Lane, at the roundabout straight onto Skipton Road. After approx 100m turn right onto Skipton Road, then turn right onto Walmsgate. After 100m turn right onto Calf Hall Road and number 24 can be found on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**EXTERNAL PORCH:**

**RECEPTION HALLWAY:**

**LOUNGE:** 3.6m x 3.3m (11'8" x 10'6").

**DINING ROOM:** 4.4m x 3.9m (14'4" x 12'8"); with under stairs storage cupboard.

**KITCHEN:** 2.7m x 2.2m (8'1" x 7'1"); with a range of fitted wall and base units with space for fridge, electric cooker installed

**UTILITY:**

**FIRST FLOOR:**

**BEDROOM ONE:** 3.8m x 3.6m (12'4" x 11'8"); with fitted wardrobes.

**BEDROOM TWO:** 3.1m x 2.5m (10'0" x 8'1").

**BATHROOM:** Housing three-piece suite comprising low suite w.c., pedestal washbasin, panelled bath with thermostatic controlled shower over.

**OUTSIDE:** Garden forecourt and enclosed rear yard. Private parking.





**DEPOSIT:** £750.00.

**RESTRICTIONS:** Pets by application and no Smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band A.

### **Please Note**

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.







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