



- Top Floor Apartment
- Three Bedrooms
- Large Sitting Room
- Kitchen

## **Spring Sides, Hartlington Mill, Hartlington, Skipton, BD23 6BY**

This lovely apartment is in a stunning rural location in Hartlington, close to the popular village of Burnsall, and offers accommodation briefly comprising a kitchen, sitting room with open fire and open views, two double bedrooms, a third bedroom, bathroom and utility area. There is also a decked area and parking for two cars.



**£770 pcm**





The property, with electric heating, double glazing and approximate room sizes comprises...

#### **KITCHEN**

13' 10" x 7' 4" (4.22m x 2.24m) Fitted with a range of Shaker style base and wall units having wood effect work surfaces, tiled splashbacks and a stainless steel sink unit. Appliances comprise an integrated electric oven with halogen hob, under counter fridge and under counter freezer. Vinyl flooring.

#### **SITTING ROOM**

19' 6" x 14' 11" (5.94m x 4.55m) A light and spacious beamed living room having an open fire with stone surround and hearth. There are three windows to the front elevation providing open countryside views and two electric storage heaters.

#### **UTILITY ROOM**

7' 0" x 6' 11" (2.13m x 2.11m) With plumbing for a washing machine and space for a tumble dryer. Storage, vinyl flooring and a window to the rear elevation.

#### **BEDROOM ONE**

11' 10" x 10' 10" (3.61m x 3.3m) A double bedroom with mirror fronted wardrobe, two bedside cabinets and wall heater. There are two windows, one to the rear and one to the side elevation.

#### **BEDROOM TWO**

11' 10" x 10' 0" (3.61m x 3.05m) A second double bedroom having two windows to the front elevation, a wall heater, mirror fronted wardrobe and dressing table.

#### **BEDROOM THREE**

8' 7" x 8' 0" (2.62m x 2.44m) Having a wardrobe, wall heater and a window to the side elevation.







### **BATHROOM**

10' 2" x 4' 10" (3.1m x 1.47m) Fitted with a three piece suite comprising a panelled bath with electric shower over, pedestal wash basin and low suite w.c. There is also a heated towel rail, mirrored cabinet, mirror, cylinder cupboard with storage, vinyl flooring and a window to the rear elevation.

### **OUTSIDE**

There is a decked area and parking for two vehicles.

### **COUNCIL TAX**

Band B.

### **PROPERTY NOTES**

Due to the nature of the surroundings, this property is not suitable for children.

The landlord has informed us that there is a good Broadband connection and wireless network at the property.

### **PETS**


Please note that this property does not accept pets.



### **AGENTS NOTES**

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
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 as detailed below.

## PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the DPS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements