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WESTLAKE & CO
CHARTERED SURVEYORS

CENTRAL SKIPTON

CHOICE OF TWO RECENTLY REFURBISHED FLATS

To Let at £395/£465 pcm.



22A/24A COACH STREET, SKIPTON, BD23 1LH.

Recently refurbished to an unusually high standard, these attractive town-centre flats are carpeted with blinds, double glazing, heating, fully equipped kitchens (hob/oven/extractor/fridge/dishwasher), bathroom with shower, entry phone and smart decorations.



**The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT**

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Coach Street is strategically located within a short walk of the High Street shops with a wide range of pubs, restaurants and other facilities 'on the doorstep'.

Whilst there are no dedicated parking facilities, there is a public car park nearby and street parking is permitted in the vicinity.

Accommodation:

22A:

Hall & Cloaks Cupboard.

Sitting Room, 6.28m x 4.30m plus 2.25m x 1.88m with two windows, attractive electric coal-effect fire in period surround, electric storage heater, uplights, coving, carpet and blind.

Kitchen, 4.10m x 2.17m with stainless steel sink (mixer tap), hob, oven and extractor fan, dishwasher and fridge, fitted cupboards and drawers with working surfaces, skylight, tiling and lino floor.

Bathroom with three piece suite, shower attachment, shower splash-back panel, half tiling, electric heated towel rail and skylight.

Second Floor: Bedroom, 6.44m x 3.15m plus 2.33m x 1.10m with two skylights, beams and electric storage heater.

24A:

Hall and Stairway.

Sitting Room, 4.58m x 3.43m with attractive electric coal-effect fire in period surround, electric storage heater, uplights, coving, carpet and blind.

Kitchen, 3.0m x 1.45m with stainless steel sink (mixer tap), hob, oven and extractor fan, dishwasher and fridge, fitted cupboards and drawers with working surfaces, tiling and lino floor.

Second Floor: Bedroom, 3.43m x 1.33m plus 2.46m x 2.25m with two skylights, beams and electric storage heater.

Bathroom with three piece suite, shower attachment, shower splash-back panel, half tiling, electric heated towel rail and skylight.

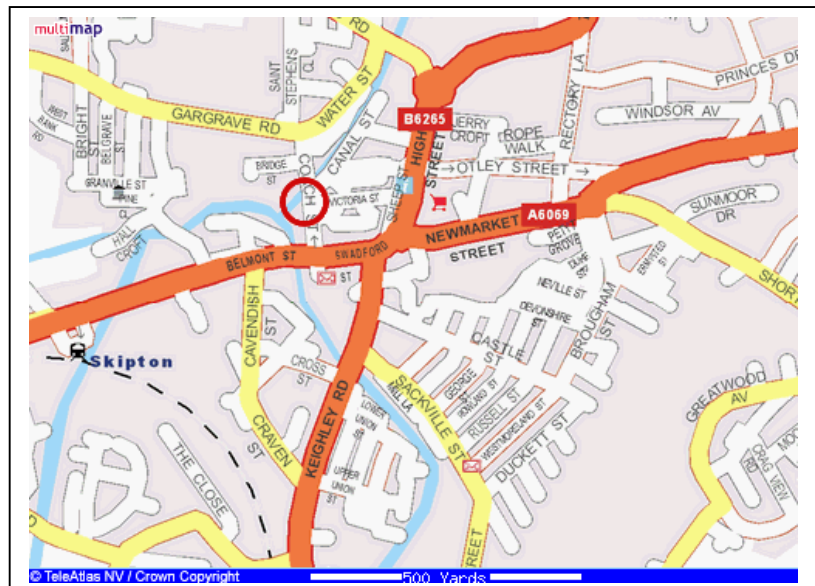
Restrictions: No bikes or other impedimenta to be left in the communal hallway; no children; no pets or other animals; no DSS.

Maintenance:

The tenant will be responsible for making good any damage caused to the decorations or the electrical equipment, all of which are virtually brand new.

The communal hallway will be kept clean and swept by the tenants, failing which the landlord will appoint a cleaner and charge the cost to the tenants.

Terms: The flats are immediately available on an AST (minimum 12 months) at £395pcm (24A) and £465pcm (22A) and the tenant will be responsible for the cost of the lease agreement (£100 plus V.A.T).



Date of Preparation: 16.12.09