



- Mid Terraced House
- Three Bedrooms
- Modern Kitchen
- Sitting Room

17 Pembroke Street, Skipton, BD23 2NE

This three bed roomed mid terrace has been redecorated and newly carpeted throughout and is conveniently located within walking distance of the bustling town centre. Unfurnished.



£695 pcm



The property, with gas fired central heating, double glazing and approximate room sizes comprises...

SITTING ROOM

12' 5" x 15' 5" (3.78m x 4.7m) Having a useful fitted cupboard, radiator, wood effect laminate flooring and window to the front elevation.

KITCHEN

12' 4" x 7' 5" (3.76m x 2.26m) Fitted with a range of modern base and wall units having complementary worktops, stainless steel sink unit and tiled splashbacks. Appliances comprise an electric oven and hob with extractor hood over. There is also plumbing for a washing machine, space for a fridge freezer and a walk in storage cupboard / pantry.

FIRST FLOOR

BEDROOM ONE

11' 5" x 9' 3" (3.48m x 2.82m) Having a radiator and a window to the front elevation.

BEDROOM TWO

8' 5" x 7' 7" (2.57m x 2.31m) Having a radiator and a window to the rear elevation.

BEDROOM THREE

8' 7" x 6' 0" (2.62m x 1.83m) Having a radiator and a window to the front elevation.

BATHROOM

7' 7 max" x 4' 10" (2.31m x 1.47m) Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal basin and low suite w.c. Part tiled walls, stone tiled flooring and a window to the rear elevation.

OUTSIDE

There is an enclosed yard to the rear.





COUNCIL TAX

Craven District Council Tax Band A

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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.


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 TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

Energy Efficiency Rating

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

The Point, 1 Lower Railway
Road, Ilkley, West Yorkshire,
LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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