WHITAKER CADRE LETTING SPECIALISTS







- Mid Terraced House
- Three Bedrooms
- Modern Kitchen
- Sitting Room
- Bathroom
- Enclosed Yard to the Rear
- Unfurnished
- EPC Rating C
- Available Now

17 Pembroke Street, Skipton, BD23 2NE

£825 PCM

This well presented mid terrace is conveniently located within walking distance of the bustling town centre and briefly comprises a sitting room, kitchen, three bedrooms and a bathroom and has an enclosed yard to the rear. Unfurnished.







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

Sitting Room
12'5" x 15'5"
Having a useful fitted cupboard, radiator, wood effect laminate flooring and window to the front elevation.

Kitchen
12'4" x 7'5"
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"
Having a radiator and a window to the front elevation.

Bedroom Two
8'5" x 7'7"
Having a radiator and a window to the rear elevation.

Bedroom Three
8'7" x 6'0"
Having a radiator and a window to the front elevation.

Bathroom
7'7" x 4'10"
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







Please Note

The photographs used were taken prior to the current tenancy. No curtains are provided.

Agent Notes

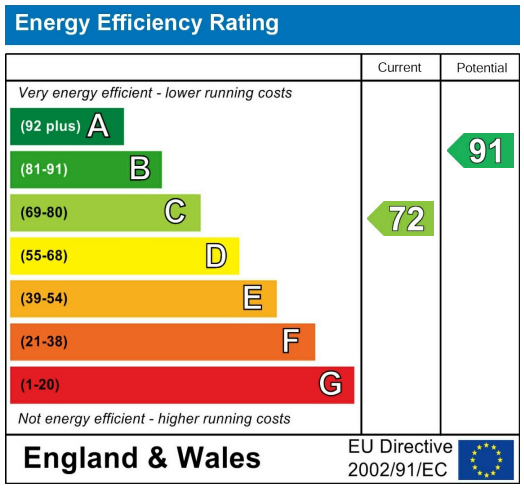
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

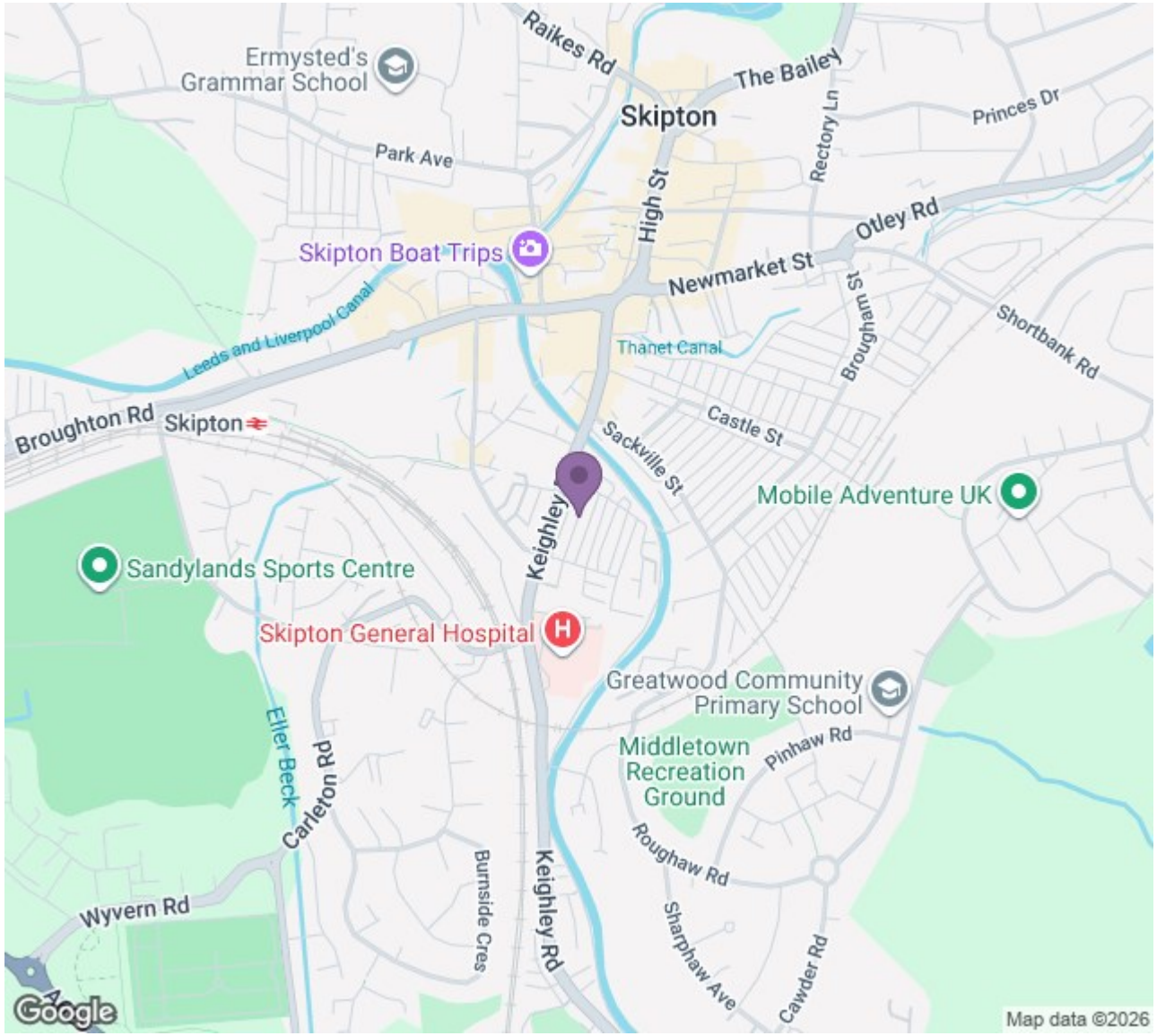
Rental Procedure

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.





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