



FIRST & SECOND FLOOR, 11 WATER STREET,
SKIPTON, BD23 1PQ

£625 PCM


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



1 Bedroom Maisonette located in Skipton

Well proportioned one bedroom maisonette only a two minute walk from Skipton High Street, with views to the rear over the canal.

SHARED ENTRANCE LOBBY

Accessed from Water Street, and with a door leading to the staircase with inner door which goes up to the private first floor landing

FIRST FLOOR LANDING

With a lovely arched window overlooking the canal and doors leading to the kitchen, living room and shower room and open staircase leading up to the bedroom

KITCHEN

Good sized kitchen with a range of pine effect wall and base units with contrasting worksurfaces. Stainless steel single drainer sink with mixer tap, free standing slot in electric oven with hob and built in storage cupboard. Tile effect vinyl floor covering. Superb roof top and canal view from the window

LIVING ROOM

L shaped living room with feature exposed stone wall with two large sash windows overlooking Water Street

SHOWER ROOM

With white WC, pedestal wash hand basin and walk in shower.

SECOND FLOOR BEDROOM

Spacious attic bedroom with exposed beams, dormer window with long distance hill views, and under eaves storage place.

COUNCIL TAX

Council Tax Band: A

TENANCY INFORMATION

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application.

Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

FEES PAYABLE IN ACCORDANCE WITH THE

TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

AGENTS NOTE AND DISCLAIMER

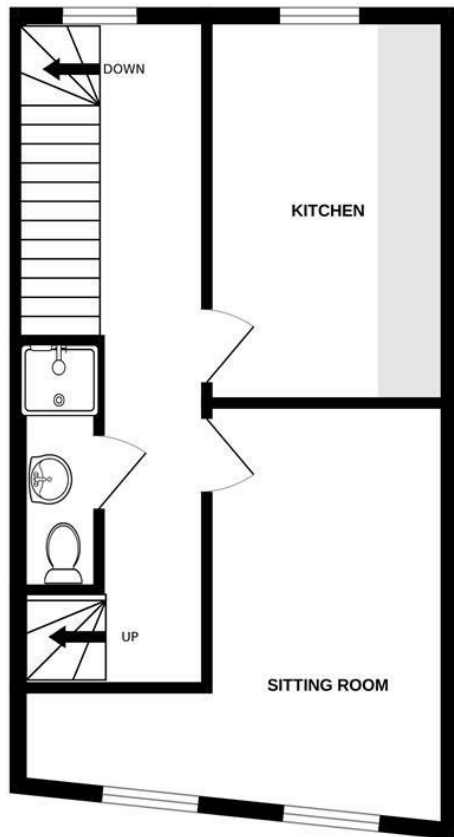
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWING

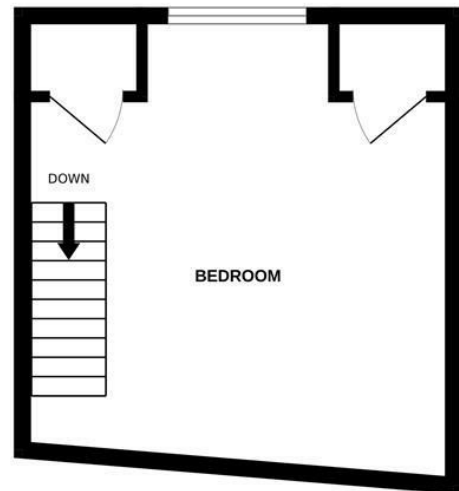
Strictly by appointment through the agents Carling Jones - contact the Skipton Office on 01756 799163



FIRST FLOOR



SECOND FLOOR

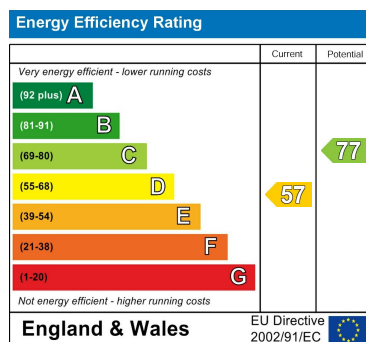


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Performance Graph



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