



- Spacious Top Floor Apartment
- Large Open Plan Living Area
- Well Equipped Kitchen
- One Double Bedroom

Flat 1, 13 Leeds Road, Ilkley, LS29 8DH

A lovely light and spacious modern one bedroomed second floor apartment in the town centre comprising entrance hall, open plan living area and kitchen, double bedroom and modern bathroom with separate shower. Short walk to the railway station.



£650 pcm



COMMUNAL ENTRANCE

Shared with one other apartment.

SECOND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA

20' 8" x 14' 10" overall" (6.3m x 4.52m) Comprising:

SITTING ROOM

With wood effect laminate flooring, electric heater, two small windows to the front and two Velux windows to the front elevation.

Open to:

KITCHEN AREA

Fitted with a range of modern base and wall units having laminate work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven with halogen hob, cooker hood, fridge freezer and slimline dishwasher.

BEDROOM

17' 0" x 10' 8" (5.18m x 3.25m) Having a small window plus a Velux window to the rear elevation, electric heater and television point.

BATHROOM

9' 5" x 8' 8" (2.87m x 2.64m) A spacious bathroom fitted with a modern white suite comprising a panelled bath, shower enclosure, pedestal wash basin and low suite w.c. There is also a heated towel rail, shaver point and a cupboard housing the washing machine. Tiled floor and a Velux window to the rear elevation.

COUNCIL TAX

Band A.





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.

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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