

- Top Floor Flat
- Sitting Room with Balcony
- Kitchen
- Two Bedrooms
- Garage

## **5 Marlborough Court, Menston, Ilkley, LS29 6DD**

A LOVELY TWO BEDROOMED TOP FLOOR FLAT WITH A BALCONY PROVIDING LONG DISTANCE VIEWS, AND A GARAGE

This immaculate two bedroomed top floor flat includes a balcony providing long distance views, and a garage. The flat has a communal entrance hall, private hallway, sitting room with access to the balcony, kitchen, two bedrooms and bathroom. Carpets and curtains. Unfurnished.

**£695 pcm**





Situated in the popular village of Menston, the apartment has great transport links as it is within easy walking distance of the railway station, with regular trains running to Leeds and Bradford. Leeds Bradford airport is also only approximately three miles away and there is a regular bus service to Leeds and the surrounding towns and villages. There is a Sainsbury's near by, along with a Co-op in the heart of the village. This delightful property is also close to the beautiful Yorkshire Dales.

The property, with Dimplex electric radiators, double glazing and approximate room sizes, comprises...

#### **GROUND FLOOR**

##### **COMMUNAL ENTRANCE**

With stairs to the upper floors.

##### **SECOND FLOOR**

##### **HALLWAY**

15' 00" x 3' 00" (4.57m x 0.91m) With entryphone, coat hooks and airing cupboard.

##### **SITTING ROOM**

14' 10" x 11' 3" (4.52m x 3.43m) A lovely room having a large window to the front with views towards Otley Chevin, ceiling cornice, electric radiator and a door leading out to the balcony.

##### **KITCHEN**

9' 2" x 8' 4" (2.79m x 2.54m) Fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise a new electric double oven, a ceramic hob with cooker hood over, fridge freezer and washing machine.





### **BEDROOM ONE**

11' 4" x 10' 10" (3.45m x 3.3m) Having an electric radiator, fitted cupboards and a window to the rear elevation.

### **BEDROOM TWO**

9' 3" x 8' 4" (2.82m x 2.54m) With an electric radiator and window to the rear elevation.

### **BATHROOM**

7' 5" x 5' 4" (2.26m x 1.63m) Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. Electric radiator, mirror fronted cabinet, vinyl flooring and part tiled walls. Window to the side elevation.

### **LOFT**

There is also a large loft providing additional space.

### **OUTSIDE**

Marlborough Court has a communal garden to the rear, where residents may hang out washing or relax on the seating provided.

### **GARAGE**

The property has a single garage plus there is off street parking.

### **COUNCIL TAX**


Band B.

### **PLEASE NOTE**

Please note that this property does not accept pets and is not suitable for children.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

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