



- Stylish Ground Floor Apartment
- One Bedroom
- Open Plan Living Area
- Well Equipped Kitchen

6 Arkendale Court, Melbeck Close, Menston, Ilkley, LS29 6RS

A beautifully presented spacious one bedroomed ground floor apartment overlooking well-maintained communal grounds and having one allocated car parking space.



£750 pcm



Property Description

This stylish apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

Shared just with three other apartments and housing the postboxes.

PRIVATE ENTRANCE HALL

12' 10" x 4' 0" (3.91m x 1.22m) Having an entry phone, radiator, boiler cupboard and a useful additional storage cupboard.

OPEN PLAN LIVING AREA

18' 6" x 16' 3 overall" (5.64m x 4.95m)

SITTING ROOM

A lovely light sitting room having a large windows to the rear, television and telephone points and a radiator.

KITCHEN AREA

A modern kitchen fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, gas hob with cooker hood over, fridge freezer, dishwasher and washer dryer. Tiled floor, recessed spotlights, radiator and a large window to the rear.

BEDROOM

15' 7" x 11' 0" (4.75m x 3.35m) This spacious double bedroom has two large windows to the front elevation, a telephone point and a radiator.





BATHROOM

9' 1" x 5' 6 min" (2.77m x 1.68m) The bathroom is fitted with a white suite comprising a panelled bath with a rainfall shower over and a glass shower screen, a wall-mounted vanity unit with wash basin and a low suite w.c. There is also a shaver point, two large heated towel rails and recessed spotlights.

PARKING

Apartment 6 has one allocated car parking space.

GROUNDS

Arkendale Court is set within well maintained communal lawned grounds.

PETS

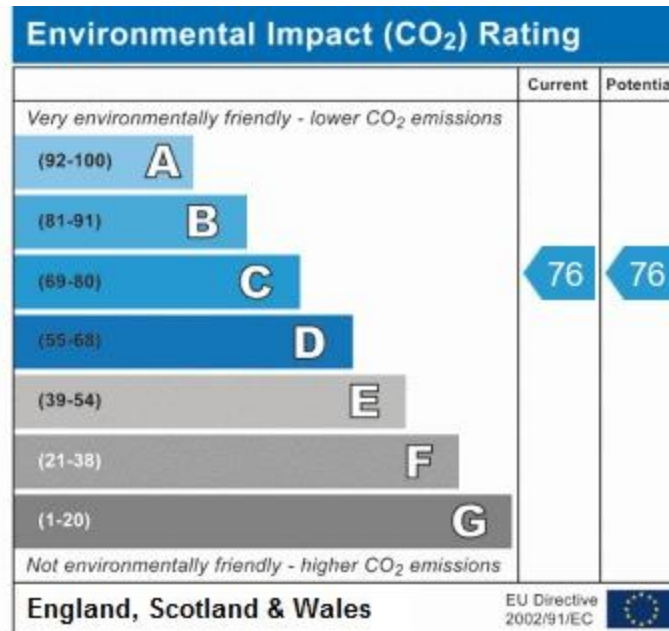
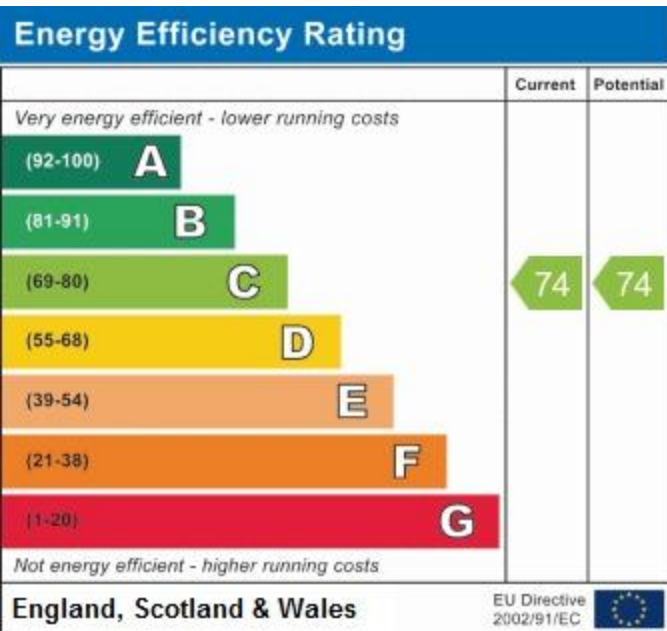
Please note that this property is not able to accept pets.

PLEASE NOTE

In this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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