



- First Floor Apartment
- Two Bedrooms
- Open Plan Living Room
- Kitchen Area with Breakfast Bar

### **Flat 2, Parish Ghyll Court, 12 Parish Ghyll Road, Ilkley, LS29 9NE**

This well proportioned apartment has been renovated to a high standard and offers two bedroomed accommodation with an open plan living area and kitchen, modern bathroom and a single garage, located in the heart of Ilkley and just a short walk from the railway station. Unfurnished.

**£895 pcm**



The property has luxury vinyl plank flooring, gas fired central heating and double glazing and, with approximate room sizes, comprises...

#### **GROUND FLOOR**

##### **COMMUNAL ENTRANCE**

With stairs to the upper floors.

##### **FIRST FLOOR**

##### **PRIVATE ENTRANCE HALL**

Having an entry phone, radiator and a large store cupboard which also houses the boiler.

##### **STORE ROOM**

9' 1" x 4' 3" (2.77m x 1.3m) Just off the entrance hall is a store room which has a worktop with condensing tumble dryer under, ample shelving and coat hooks.

##### **SITTING ROOM**

16' 5 + bay" x 9' 1" (5m x 2.77m) The spacious sitting room has a patio door to the front elevation opening to a Juliet balcony and television and telephone points.

##### **KITCHEN AREA**

10' 0" x 6' 7" (3.05m x 2.01m) Fitted with a range of base and wall units having complementary work surfaces, breakfast bar, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an electric oven, four ring gas hob with cooker hood, integrated microwave oven, washing machine and integrated dishwasher. Concealed lighting and a window to the front elevation.

##### **BEDROOM ONE**

12' 4 to wardrobe" x 9' 1" (3.76m x 2.77m) Having a large built in wardrobe, television point, radiator and window to the rear elevation.







### **BEDROOM TWO**

9' 2" x 8' 11" (2.79m x 2.72m) Having a built in wardrobe, radiator and window to the rear elevation.

### **BATHROOM**

7' 5 max" x 5' 8" (2.26m x 1.73m) Fitted with a modern white suite, having quality waterfall taps, comprising panelled bath with electric shower over, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, illuminated cabinet with demister mirror and an integrated shaver socket.

### **GARAGE**

16' 10" x 7' 9" (5.13m x 2.36m) The property has a single garage with an up and over door, lighting, single power outlet, water supply and useful high level shelving

### **AGENTS NOTES**

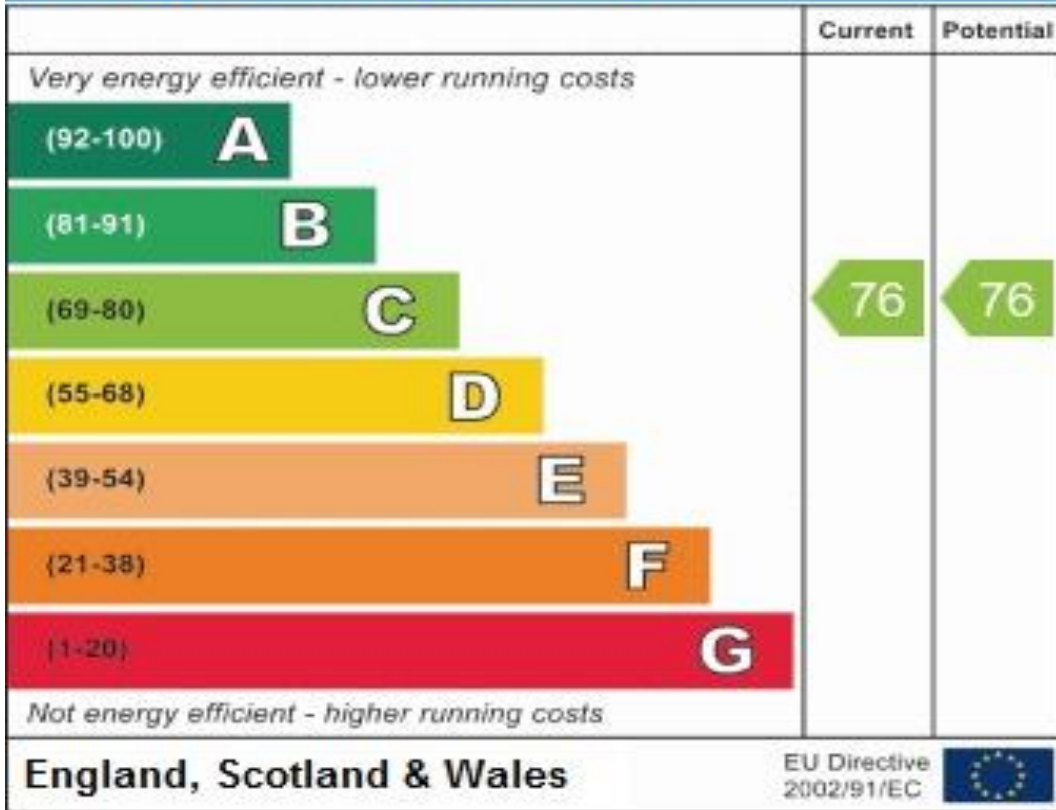
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.



# Energy Efficiency Rating



Address:

Flat 2, Parish Ghyll Court, 12 Parish Ghyll Road, Ilkley, L

## 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