



- Top Floor Apartment
- Two Bedrooms
- Large Sitting Room
- Garage

### **Flat 4, Chantry Court, Chantry Drive, Ilkley, LS29 9HU**

A lovely two bedroomed top floor apartment with a large sitting room and a garage, situated just a short stroll from the train station and town centre. Unfurnished.



**£895 pcm**



The property, with gas fired central heating, double glazing and approximate room sizes, comprises...

## GROUND FLOOR

### COMMUNAL ENTRANCE

The spacious welcoming communal entrance has the post boxes and stairs to the upper floors.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

15' 0" x 3' 11" (4.57m x 1.19m) Having a large storage cupboard, entry phone and radiator.

### SITTING ROOM

20' 7 max" x 18' 8 max" (6.27m x 5.69m) The bright, large sitting room has three windows to the front elevation providing long distance views, a window to the side, ceiling cornice, three radiators and a television point.

### KITCHEN

9' 9" x 7' 0" (2.97m x 2.13m) Fitted with a range of base and wall units having complementary work surfaces, sink unit with mixer tap and tiled splashbacks.

Appliances comprise an integrated fridge freezer, integrated electric oven, ceramic hob, cooker hood and washer dryer. The kitchen also houses the boiler and has a radiator, tiled floor and a window to the front elevation.

### BEDROOM ONE

14' 8" x 10' 1" (4.47m x 3.07m) With ceiling cornice, radiator and a window to the rear elevation.

### BEDROOM TWO

9' 8" x 8' 2 to wardrobes" (2.95m x 2.49m) Having a range of fitted wardrobes to one wall, radiator and a window to the rear elevation.







### **BATHROOM**

7' 11" x 6' 10" (2.41m x 2.08m) Fitted with a cream suite comprising a large bath with shower over and a glass shower screen, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan and mirror. Fully tiled walls and floor.

### **GARAGE & PARKING**

18' 7" x 10' 1" (5.66m x 3.07m) Having light and power. There is also space to park an additional car in front of the garage.

### **OUTSIDE**

There is a small communal garden to the rear of the property.

### **COUNCIL TAX**

Band D.

### **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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:

Flat 4, Chantry Court, Chantry Drive, Ilkley, LS29 9HU

### 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.

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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 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