



- Mid Terraced House
- Two Bedrooms
- Sitting Room
- Dining Kitchen

6 Leamington Terrace, Ilkley, LS29 8EJ

This lovely mid terraced house offers two bedroomed accommodation in a popular residential area and includes a sitting room, dining kitchen, two bedrooms, a spacious bathroom and an enclosed yard to the rear. Carpets and curtains. Unfurnished.



£795 pcm



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

SITTING ROOM

A well proportioned room having a ceiling rose and coving, television and telephone points, radiator, useful understairs storage cupboard and window to the front elevation.

DINING KITCHEN

14' 4" x 10' 6" (4.37m x 3.2m) Fitted with a range of attractive base and wall units with a matching island having wood effect worktops. Appliances comprise an integrated electric oven and four ring gas hob with cooker hood over. There is also plumbing for a washing machine. There are two windows to the rear elevation and a door leading out to the enclosed yard.

FIRST FLOOR

BEDROOM ONE

13' 5 max" x 10' 7" (4.09m x 3.23m) This spacious double bedroom has a walk in wardrobe, radiator, television point and window to the front elevation.

BEDROOM TWO

12' 2" x 8' 1" (3.71m x 2.46m) Having built-in cupboards, radiator, television point and window to the rear elevation.

BATHROOM

9' 1" x 6' 9" (2.77m x 2.06m) The spacious bathroom is fitted with a white suite comprising a panelled bath, shower enclosure, low suite w.c. and pedestal basin. There is also a heated towel rail, mirror-fronted cabinet and shaver point. Window to the rear elevation.





OUTSIDE

There is a good sized enclosed yard to the rear with stone built outhouse and a small garden area to the front.

PARKING

On street parking.

PETS

One small dog considered.

COUNCIL TAX

Band C

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) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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 

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 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