



- Detached Bungalow
- New Carpets Throughout & Newly Redecorated
- Two Bedrooms
- Kitchen & Utility Area
- Spacious Sitting Room
- Bathroom
- Lawned Gardens to front and rear
- Single Garage & Off Street Parking
- EPC Rating: D

18 Moor Park Crescent, Addingham, Ilkley, LS29 0PX

This charming detached bungalow has been redecorated and newly carpeted throughout and offers accommodation briefly comprising an entrance hall, spacious sitting room, kitchen, utility area, two bedrooms and a bathroom. There are lawned gardens to the front and rear, a single garage and off street parking. Unfurnished.

£995 PCM



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

Entrance Hall

L shaped hall with radiator.

Sitting Room

16' 11" x 10' 11"

The spacious sitting room has a large window to the front and a circular window to the side. There is a feature electric fire set in an attractive surround, radiator, telephone point and television point.

Kitchen

8' 10" x 8' 9"

Fitted with a range of modern base and wall units having complementary work surfaces, tiled splashbacks and stainless steel sink unit. Appliances comprise an integrated electric oven, ceramic hob and cooker hood. There is also a radiator, boiler and a window to the side elevation.

Leads through to:

Utility Area

6' 11" x 5' 1" max

Located at the rear of the house and fitted with a base unit and worktop, there is plumbing for a washing machine and space for a tumble dryer. A door leads out to the side and windows overlook the rear garden.

Bedroom One

12' 4" x 10' 11"

A light spacious double bedroom with radiator and a large window overlooking the rear garden.

Bedroom Two

8' 10" x 8' 10"

Having a radiator, telephone point and a window to the front elevation.

Bathroom

6' 9" x 5' 4"

Modern white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low suite w.c. There is also a chrome heated towel rail and a window to the side.





Garage & Parking

A driveway to the side of the house provides off street parking and leads to a detached single garage with light and power. Please note that the Garage is not suitable for the storage of perishable items.

Gardens

There are attractive lawned gardens to both the front and rear of the property plus a paved patio to the rear.

Council Tax

Bradford Metropolitan District Council Tax Band D.

Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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

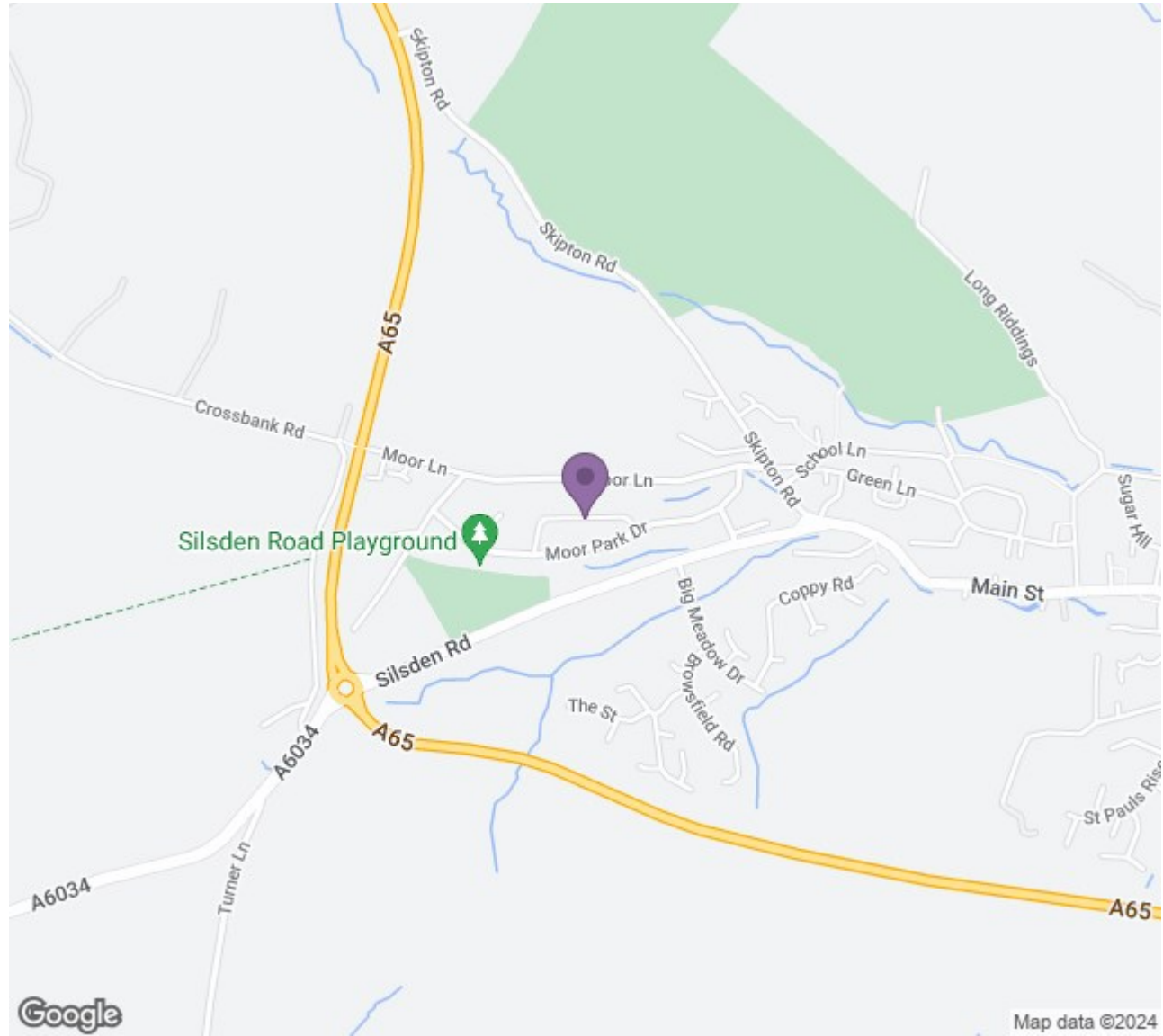
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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