



- Split Level Apartment
- Double Bedroom
- Shower Room
- Good Storage
- Council Tax Band A
- Available Now
- EPC D

100a Main Street, Addingham, Ilkley, LS29 0NS

This one bedroom, first and second floor spit level apartment in a conveniently located to local amenities and has undergone some improvements, including replacement of some carpets and redecoration.

The property briefly comprises of a private private entrance, kitchen, sitting room and shower room on the first floor and a double bedroom to the second floor. This property is unfurnished.

£575 PCM



Kitchen

12'02" x 8'05"

The kitchen is fitted with shaker style cabinets, an electric oven, hob and extractor fan. With a stainless steel sink and mixer tap. LED spot light fittings, vinyl flooring, Dynamic storage heater and space for an under counter fridge along with plumbing for a washing machine.

Also benefiting from under stair storage cupboard.

Sitting Room

12'06" x 11'11"

Comprises of a fitted carpet, dynamic storage heater and a good sized window facing the rear elevation.

Shower Room

8'10" x 4'01"

Fully tiled shower room with 3 piece suit, boasting a large enclosure with an electric shower. Mirror and shelf included.

Window facing the front elevation.

Bedroom

16'00" x 10'01"

Double bedroom with a good sized window facing the front elevation of the property. Electric wall panel heater, a pendent light fitting and ample storage located in the eaves. This room has recently had new carpet installed.

Parking

On street parking





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.

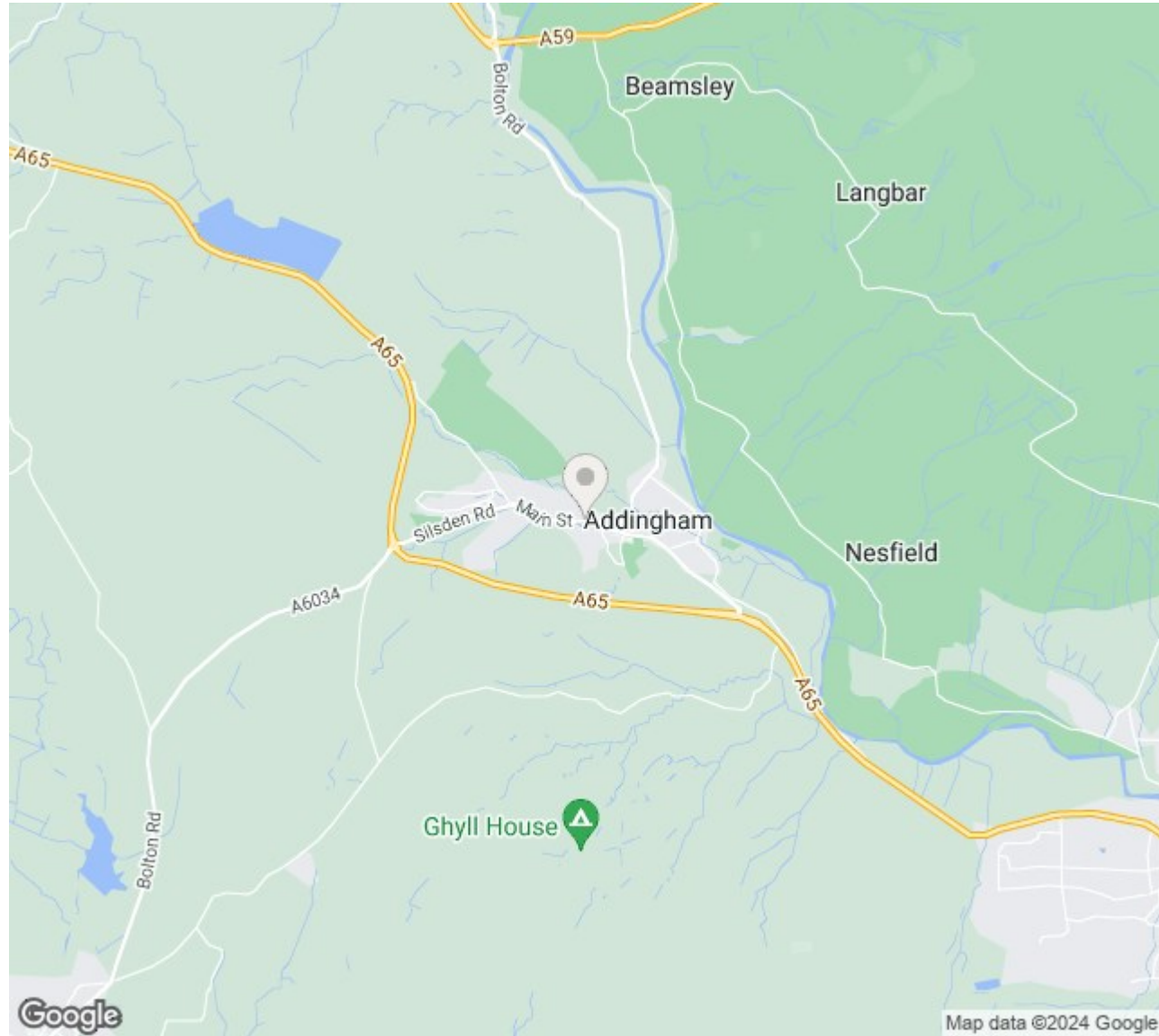
Rental Procedure

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		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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