



- Split Level Apartment
- Newly Refurbished
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- EPC Rating: D
- Unfurnished

42 Skipton Road, Ilkley, LS29 9EP

This spacious split level apartment, with private entrance, has been newly refurbished throughout and is conveniently located just a short walk from the town centre. The property offers accommodation briefly comprising a private entrance hall, first floor sitting room, kitchen and modern bathroom and two double bedrooms on the upper floor. Unfurnished.

£895 PCM



The property, with modern electric heating, double glazing and approximate room sizes comprises...

Ground Floor

Entrance Hallway

With vinyl flooring, coat hooks and radiator.

First Floor

Sitting Room

17' 1" x 13' 7"

With wall heater and two windows to the front elevation.

Kitchen

12' 10" x 5' 10"

Fitted with a range of modern wood effect base and wall units having complementary work surfaces, marble effect splash backs and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with induction hob and cooker hood over and a washing machine. Wood effect flooring and a window to the rear elevation.

Bathroom

12' 0" x 5' 10"

Newly fitted white suite comprising a panelled bath with electric shower over and a glass screen, pedestal wash basin and low suite w.c. There is also a heated towel rail, vinyl flooring, illuminated mirror and a window to the rear elevation.

Second Floor

Bedroom One

15' 1" x 9' 5" to eaves

With a wall heater, fitted cupboards, telephone point and a dormer window to the rear elevation.

Bedroom Two

12' 7" x 9' 9" to eaves

With a wall heater, recessed storage cupboard and a Velux window to the rear elevation.





Council Tax

Bradford Metropolitan District Council Tax Band A.

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

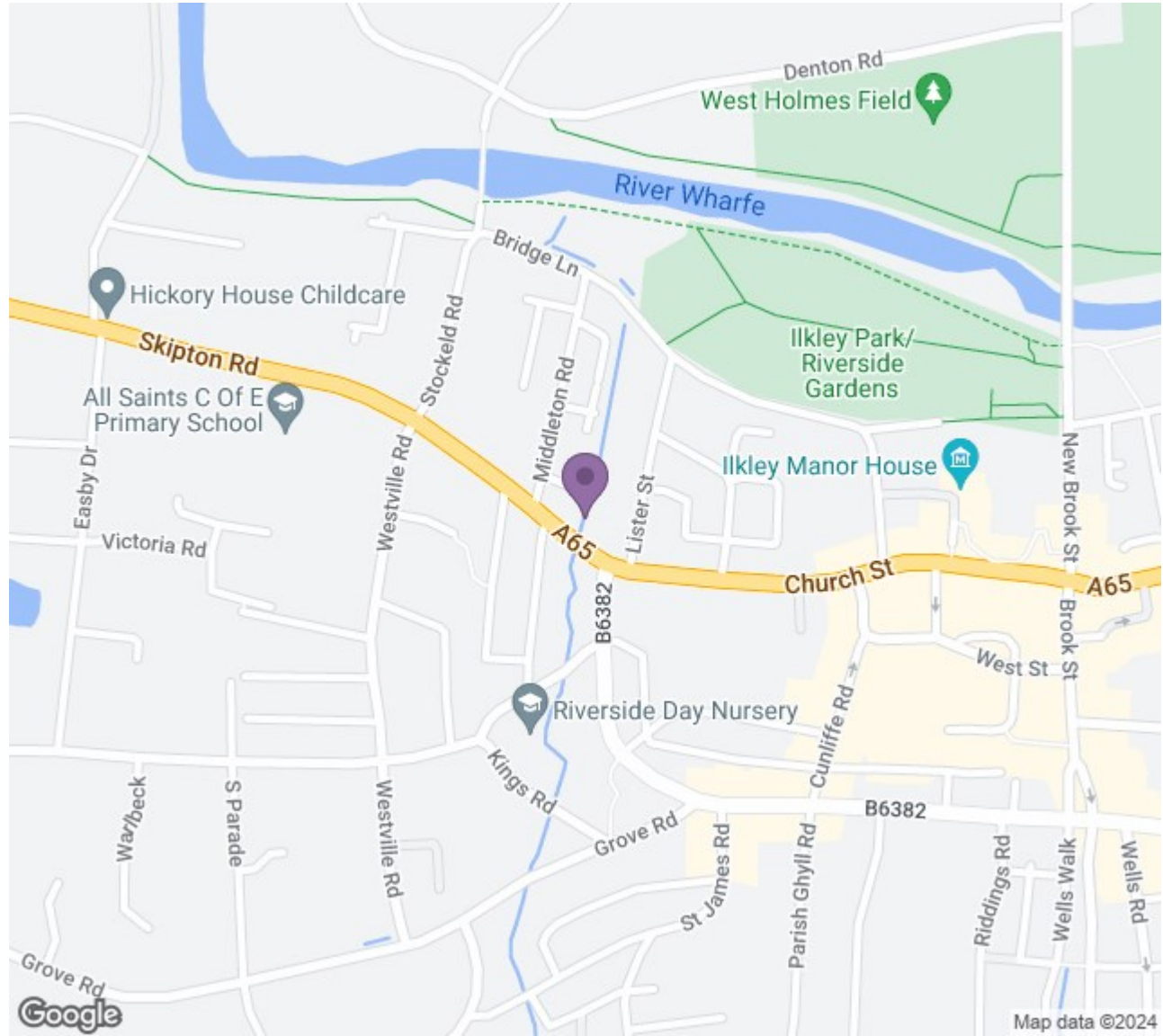
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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 | 61 | |
| (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