



- Two Bedroomed Terrace
- Recently Refurbished & Newly Decorated
- Modern Bathroom
- Breakfast Kitchen
- Period Features
- Paved Yard to the Rear
- EPC Rating D
- Unfurnished

## 4 Ash Grove, Ilkley, LS29 8EP

Recently refurbished and newly redecorated two bedroomed mid terrace property, providing quality and spacious accommodation with many period features, being close to riverside walks and the town centre. Unfurnished.

**£995 PCM**



### Entrance Hallway

With central heating radiator, coat hooks and pendant light fitting.

### Sitting Room

14' x 11'10

With UPVC double glazed window to the front elevation, carpet, light fitting, fitted recessed cupboard, cast iron fireplace with stone hearth and wooden surround.

### Kitchen / Breakfast room

16'5 x 7'10

With UPVC double glazed window to the rear elevation, grey grain effect shaker kitchen with worktops, integrated appliances including electric Oven, gas hob, extractor hood, dishwasher, washing machine stainless steel sink and mixer tap. Central heating radiator, LED spotlights, wood effect LVT flooring and freestanding fridge/freezer.

### Bedroom One

16'5 x 11'

With UPVC double glazed window to the front elevation, carpet, central heating radiator, light fitting, cast iron fireplace and fitted wardrobes.

### Bedroom Two

11'3 x 8'10

With UPVC double glazed window to the rear elevation, central heating radiator, carpet and pendant light fitting.

### Bathroom

UPVC double glazed window to the rear elevation, modern four piece white suite comprising low flush wc, basin with vanity unit, panelled bath and quadrant shower enclosure, with thermostatic shower, extractor fan, heated chrome towel rail, illuminated mirror, LED spotlights and wood effect LVT flooring.

### Cellar

With central heating radiator, sink and base unit and plumbing for washing machine.

### Outside

To the rear of the property is a large paved yard. Parking is on street or in the rear yard.

### Council Tax Band

Bradford Metropolitan District Council Tax Band C





### 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

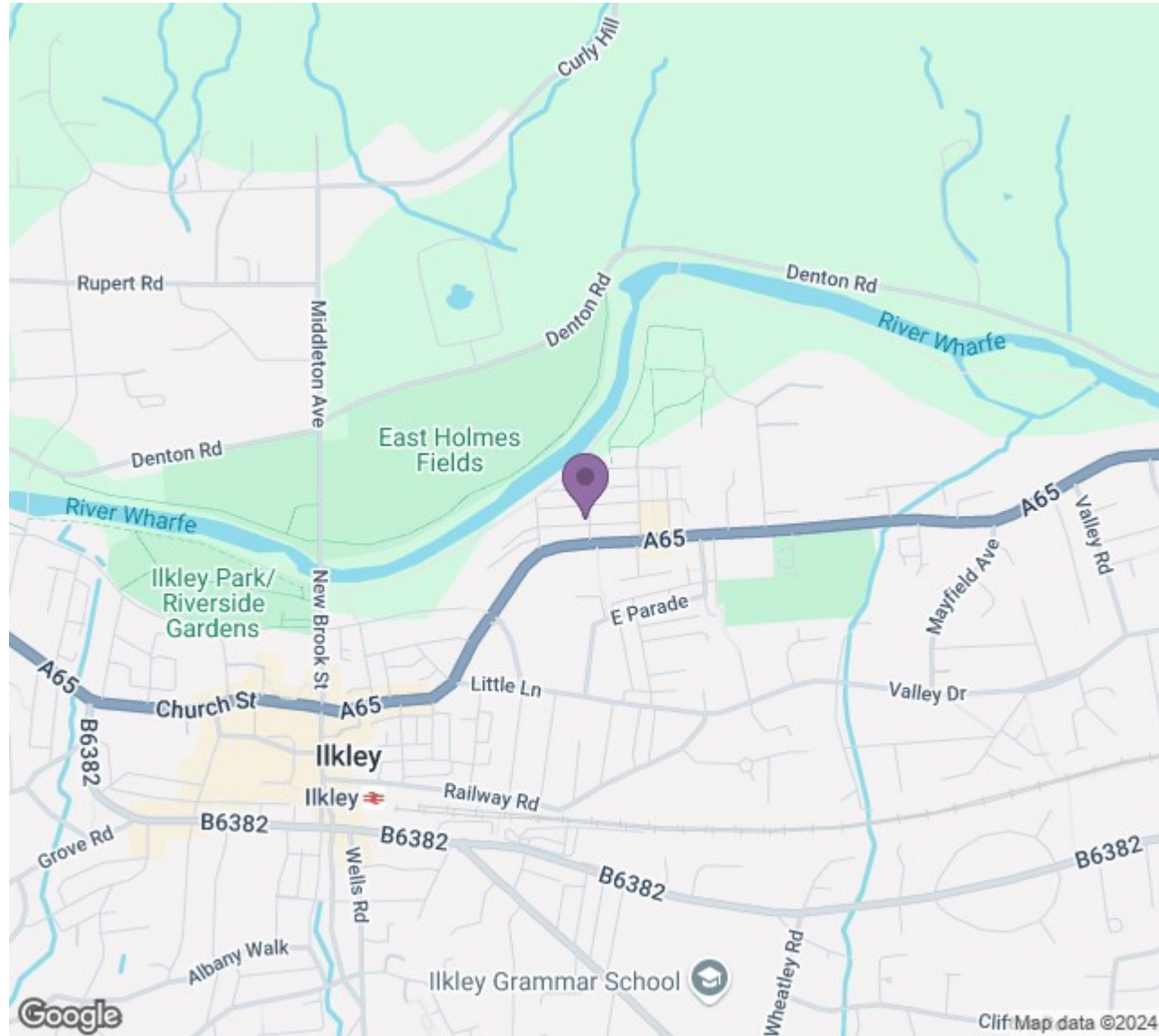
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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