



- Substantial End Terrace
- Three Double Bedrooms
- Large Kitchen Diner
- Two Stylish Bathrooms & Shower Room
- Sitting Room & Dining Room
- Courtyard Garden to the Rear
- Unfurnished
- EPC Rating D
- Available Now

## 4 Riddings Road, Ilkley, West Yorkshire, LS29 9LU

This substantial three bedroomed end terrace retains many attractive period features and provides spacious accommodation arranged over four floors. The property benefits from an enclosed courtyard garden to the rear and is located just a short stroll from The Grove, in the heart of this beautiful spa town. Unfurnished.

£2,095 PCM



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

## GROUND FLOOR

### ENTRANCE

Having a ceiling rose and cornice, dado rail and wooden floor.

### HALLWAY

The entrance hall has ceiling rose, cornice and dado rail, radiator and wooden floor.

### SITTING ROOM

18'0" x 13'7"

The well proportioned sitting room has a large bay window to the front elevation, ceiling rose and cornice, two radiators, television and telephone points, wooden floor and a decorative fireplace with open fire.

### DINING ROOM / SNUG

11'10" x 10'9"

Having a ceiling rose, cornice and picture rail, two radiators, decorative fireplace, wooden floor and French doors leading out to the courtyard garden.

### UTILITY ROOM

11'9" x 8'9"

With tiled floor, butlers sink with mixer tap and window to the rear elevation. A built-in cupboard houses the boiler and has plumbing for a washing machine.

### W.C.

8'1" x 2'10"

Fitted with a low suite w.c. and vanity unit with wash basin and mixer tap. Tiled floor, extractor fan and cornice.

## LOWER GROUND FLOOR





### **SPACIOUS KITCHEN DINER / SNUG**

30'2" x 17'9"

Having an attractive large feature fireplace with wood burning stove. The kitchen is fitted with a range of wooden base and wall units and an island unit, circular sink unit with mixer tap and a double ceramic sink unit with mixer tap. Appliances comprise an electric oven with four ring hob, cooker hood, additional two ring electric hob and integrated dishwasher. There are windows and French doors to the front elevation. There is a useful under stairs storage area off the dining area.

### **FIRST FLOOR**

#### **BATHROOM**

12'0" x 7'7"

The stylish bathroom is fitted with a free-standing double ended bath, walk-in shower enclosure, low suite w.c. and pedestal basin. There is also a heated towel rail, extractor fan, ceiling coving, tile floor and part tiled walls. There is a sash window to the rear elevation.

#### **BEDROOM THREE**

11'11" x 10'8"

Having a ceiling rose and coving, radiator and sash window to the rear elevation.

#### **BEDROOM TWO**

13'10" x 10'10"

Having a range of fitted wardrobes and matching headboard, ceiling rose and cornice, radiator and window to the front elevation.





### EN-SUITE SHOWER ROOM

9'4" x 5'8"

The bright shower room is fitted with a walk-in shower, pedestal basin and low suite w.c. There is also a heated towel rail, extractor fan, ceiling cornice and a window to the front elevation.

### SECOND FLOOR

#### BEDROOM ONE

14'11" x 11'9"

Having a walk-in-wardrobe, telephone point, radiator and windows to both the front and side elevation.

#### EN-SUITE BATHROOM

12'6" x 5'2"

Another stylish bathroom fitted with a free-standing bath, recessed shower enclosure, wall-mounted basin and low suite w.c. There is also a heated towel rail, tiled floor and two Velux windows to the rear elevation.

#### OUTSIDE

There is an enclosed courtyard garden to the rear.

#### COUNCIL TAX

Bradford Metropolitan District Council Tax Band F.

#### AGENTS 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.

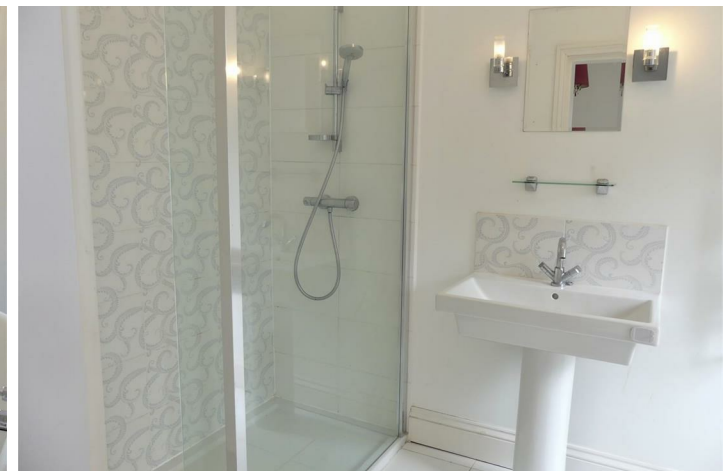


## RENTAL PROCEDURE

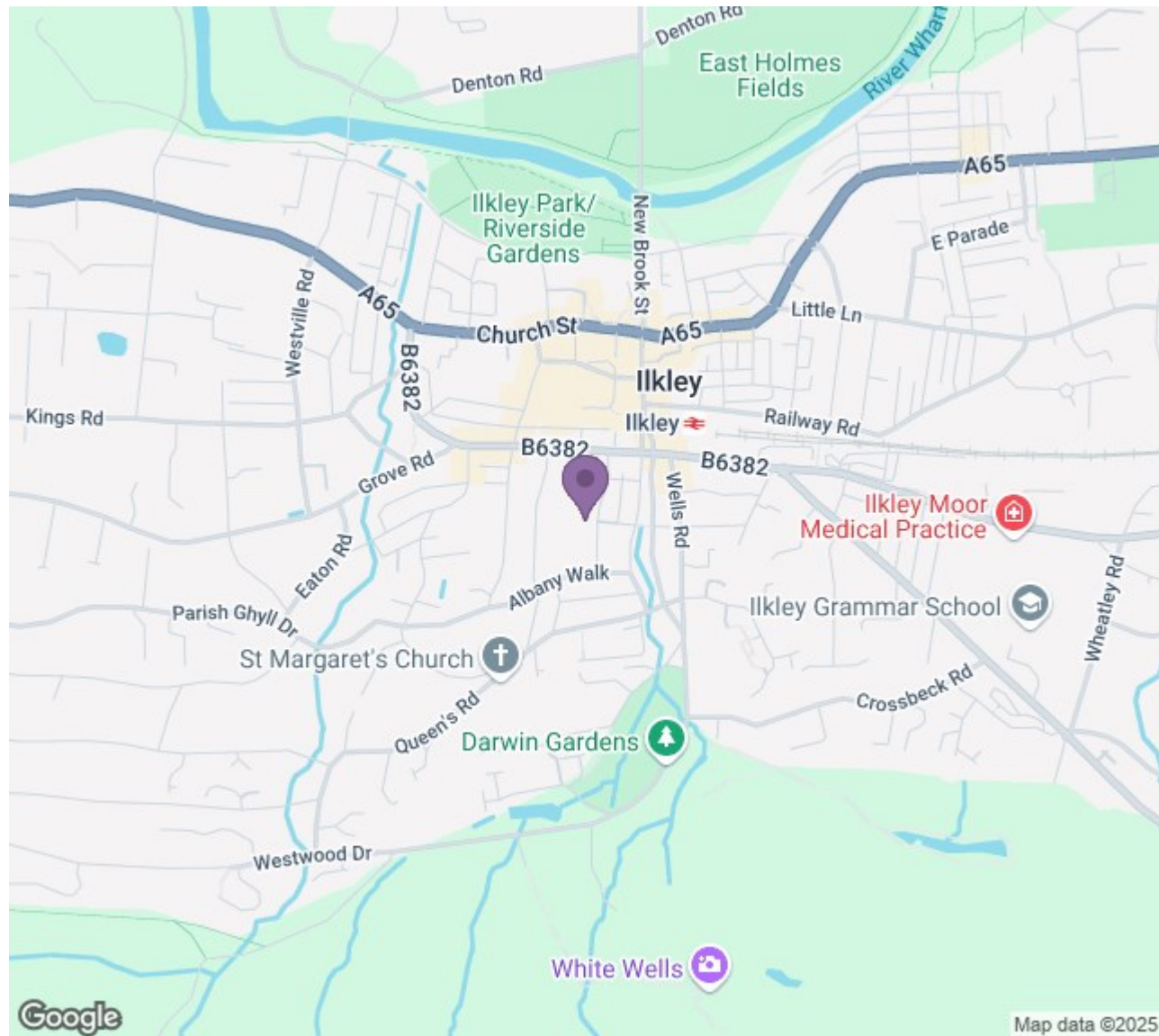
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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