



- Recently Refurbished Mid Town House
- Three Bedrooms
- Modern Bathroom & Kitchen
- Lawned Garden
- Garage to the Rear
- Short Stroll to the Railway Station
- EPC Rating D
- Available mid September

## 12a Farnley Road, Menston, Ilkley, LS29 6JN

A recently refurbished mid townhouse, well presented with modern finishes throughout, located within walking distance to the train station and village amenities. The property benefits from gas central heating, double glazing and briefly comprises an entrance hall, living/dining room, kitchen, three bedrooms and bathroom. There is also a lawned garden and a garage to the rear. Unfurnished.

**£1,300 PCM**





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

#### **Hallway**

With central heating radiator, LVT designer flooring, coat hooks and shoe cupboard.

#### **Living Room & Dining Area**

15'5" x 10'0"

With bay window to the front elevation, central heating radiator, electric fire with decorative surround, carpet, cornice and decorative light fitting.

Dining (10'11" x 6'11") - With door and window to the rear garden, wood effect LVT flooring, central heating radiator and decorative light fitting.

#### **Kitchen**

10'5" x 7'1"

Modern kitchen in grey, with white worktops, metro tiled splashback, base and wall units and stainless steel sink with mixer tap. Ceramic hob, electric oven, extractor hood and LED spotlights.

Pantry with space for washing machine, tumble dryer and fridge freezer. Door leading out to the rear garden.

#### **First Floor**

##### **Bedroom One**

13'10" x 8'2"

With window to the front elevation, central heating radiator, carpet and pendant light fitting.

##### **Bedroom Two**

12'05" x 8'3"

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

##### **Bedroom Three**

8'11" x 6'1"

With window to the front elevation, central heating radiator, carpet and pendant light fitting.

#### **Bathroom**

Fitted with a modern white suite comprising a bath with electric shower over and screen, pedestal basin and low suite w.c. Heated towel rail, cabinet, extractor fan and a window to the rear elevation.

#### **Gardens**

There are lawned gardens to the front and rear and there is also a patio and decked area to the rear of the property.







### Garage

There is a single garage to the rear of the property.

### Council Tax

Bradford Metropolitan District Council Tax Band C

### No Pets

Please note that this property does not accept pets.

### Agent Notes


All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated - in this instance the initial term would be six months. 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>86</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | <b>67</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<br>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