



- Split Level Apartment
- Two Bedrooms
- Sitting Room
- Modern Kitchen
- Modern Bathroom
- Car Parking Space to the Front
- Unfurnished
- EPC Rating: E
- Available mid October

## Flat 2, 2 Alexandra Crescent, Ilkley, LS29 9ER

A smartly presented split level two bed roomed apartment with parking space to the front, located just a short walk from all the town centre amenities. Unfurnished. Available mid October.

**£850 PCM**



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

#### **COMMUNAL ENTRANCE**

Shared with just one other apartment.

#### **FIRST FLOOR**

##### **PRIVATE ENTRANCE**

##### **SITTING ROOM**

20'5" x 13'4"

Having wood effect flooring, recess with small electric stove, radiator, television and telephone points and a window to the front elevation. There is also a useful understairs storage cupboard.

##### **KITCHEN**

6'5" x 5'9"

The modern kitchen is fitted with a range of base and wall units having complementary wood effect work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring ceramic hob and cooker hood. There is plumbing for a washing machine and space for an under counter fridge. The kitchen also houses the boiler.

#### **SECOND FLOOR**

##### **LANDING AREA**

A light bright landing having a Velux window, radiator and telephone point.

##### **BEDROOM ONE**

12'11" x 8'9"

With a radiator and a window to the front elevation.

##### **BEDROOM TWO**

12'11" x 6'4"

With a radiator and a window to the front elevation.

##### **BATHROOM**

6'7" x 5'5"

The stylish bathroom is fitted with a suite comprising a panelled bath with shower over and a glass screen, pedestal wash basin with mixer tap and a low suite w.c. There is also a mirrored cabinet, extractor fan and heated towel rail. Fully tiled walls and floor.





### OUTSIDE

There is one allocated parking space to the front of the property.

### AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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

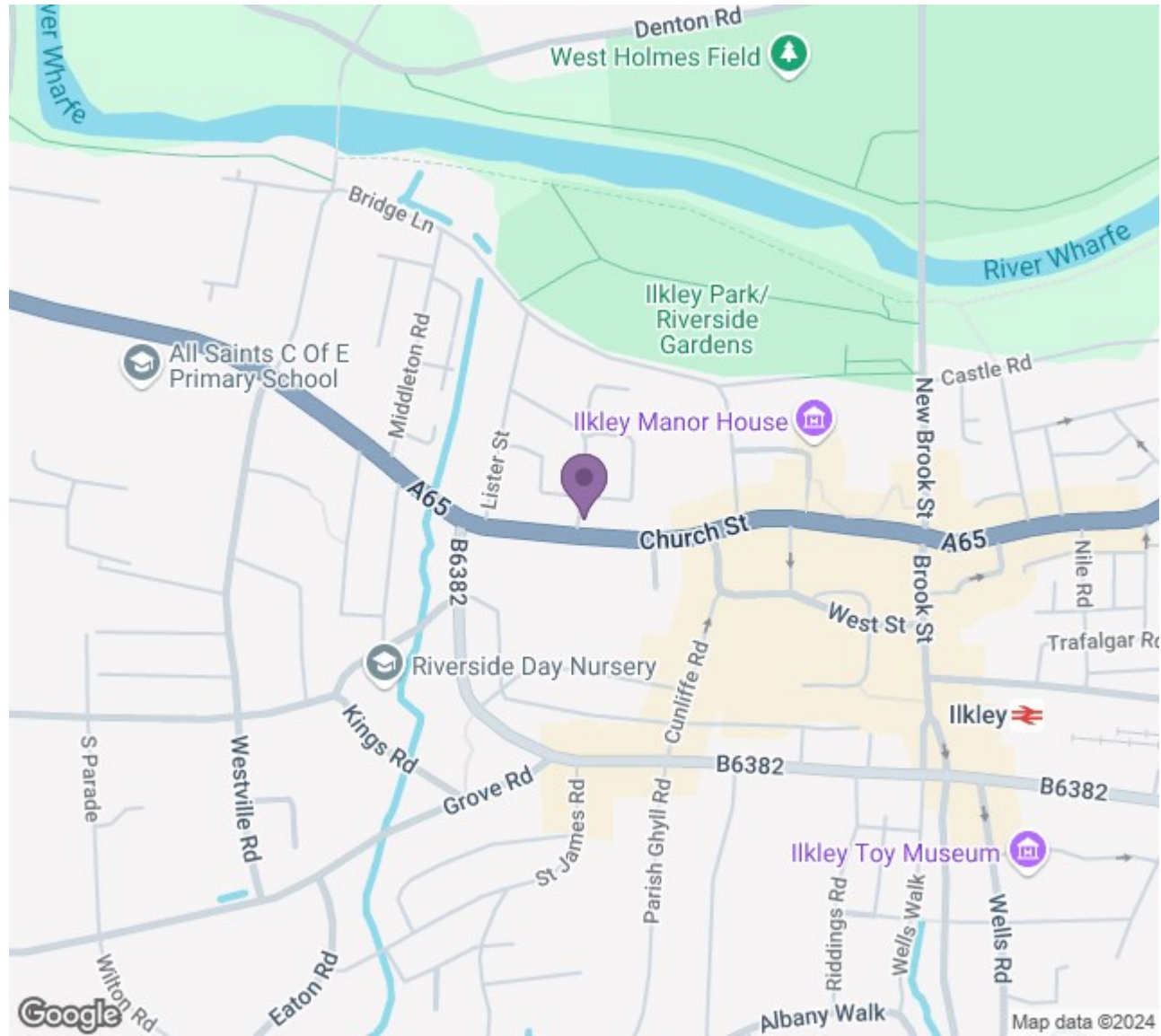
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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 are 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