



- Modern End Town House
- Sitting Room
- Dining Kitchen
- Four Bedrooms
- House Bathroom & Two En-Suite Shower Rooms
- Lawned Garden & Paved Patio
- Available Early October
- EPC Rating B
- Solar Panels

## 2 Stansfield Close, Ben Rhydding, Ilkley, LS29 8FF

An attractive modern townhouse newly decorated throughout situated on the edge of this popular development and within a short walk of Ben Rhydding train station, this property offers three / four bedroomed accommodation with an enclosed lawned garden to the rear. Carpets and curtains. Unfurnished. EPC Rating: B

**£1,470 PCM**



This well presented property with gas fired central heating, double glazing, carpets or blinds and with approximate room sizes comprises:

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

8'11" x 6'8"

A spacious entrance hall with radiator, pendant light and alarm panel.

##### **SITTING ROOM**

16'5" x 12'7" max

With wood effect laminate flooring, radiator, understairs cupboard off with shelving, TV aerial and telephone point. Dual aspect with windows to the front and side elevation.

##### **DINING KITCHEN**

16'2" x 11'8" widest

Fitted with a range of modern white base and wall units with laminate worktops and stainless steel sink unit with mixer tap. Integrated appliances include an electric oven, induction hob with cooker hood, fridge freezer, washer dryer and dishwasher. LED spotlights, pendant light, window to the rear elevation and French doors opening out to the rear patio and garden.

##### **SHOWER ROOM**

6'8" x 4'7"

With a white suite comprising a wet area with shower curtain, pedestal basin and low suite w.c. Electric shower, shaver point, extractor fan and radiator. Window to the front elevation.

#### **FIRST FLOOR**

##### **BEDROOM TWO**

12'8" x 9'0"

With radiator, TV aerial point, telephone point and French doors leading out to the large balcony.

##### **BEDROOM THREE**

13'7" x 9'1"

Double bedroom with radiator, TV aerial point and window to the rear elevation.

##### **BEDROOM FOUR/STUDY**

11'1" x 6'9" max

With radiator, TV aerial and telephone points. Velux window and further large window to the side elevation.

##### **HOUSE BATHROOM**

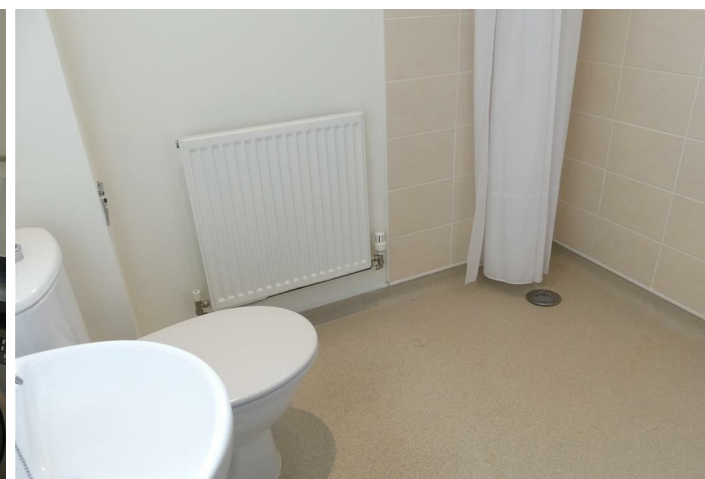
8'8" x 6'8" max

Fitted with a modern white suite comprising a panelled bath with shower attachment, pedestal wash basin and low suite w.c. Shaver point, extractor fan, LED spotlights and cylinder airing cupboard.

#### **SECOND FLOOR**

##### **LANDING**

Additional storage cupboard.





### **MASTER BEDROOM**

17'4" x 12'8" max

A spacious double bedroom with fitted wardrobes, TV aerial & telephone points, radiator and Velux windows to the front elevation.

### **EN-SUITE SHOWER ROOM**

6'7" x 3'11" max plus shower recess

With a recessed shower cubicle having a thermostatic shower, pedestal wash basin and low suite w.c. Radiator, extractor fan, shaver point and LED spotlights.

### **OUTSIDE**

To the rear of the property there is a lawned garden with paved patio area and wooden shed.

### **COUNCIL TAX**

Bradford Metropolitan Council Tax Band E.

### **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.

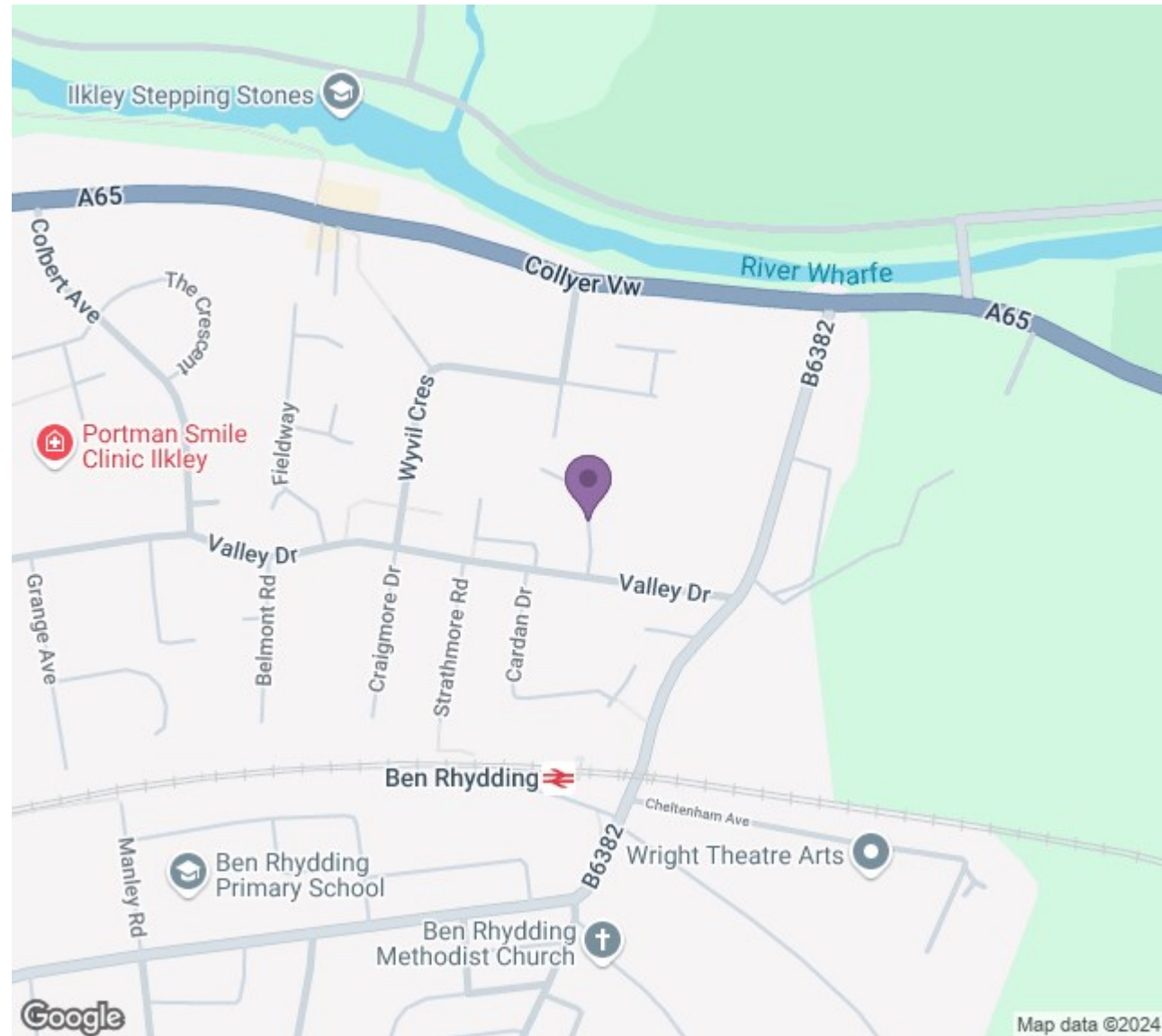
### **PAYMENTS**

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>90</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</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	



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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