



- Modern Semi Detached Home
- Dining Kitchen
- Spacious Sitting Room with Juliet Balcony
- Three / Four Bedrooms, En-Suite to Master
- House Bathroom & Two Cloakrooms
- Enclosed Lawned Garden
- Integral Garage
- EPC Rating: B
- Available December

## 24 Scalebor Gardens, Burley In Wharfedale, Ilkley, LS29 7BX

A modern three/ four bed roomed semi detached home with integral garage and enclosed lawned garden. This lovely family home provides smart accommodation arranged over three floors and is located in the ever popular village of Burley in Wharfedale, which has direct rail access to both Leeds and Bradford. Carpets and curtains / blinds. Unfurnished.

**£1,575 PCM**



This modern family home, with gas fired central heating, double glazing and approximate room sizes, comprises...

## GROUND FLOOR

### ENTRANCE HALL

17'8" x 3'1"

Having a useful understairs storage cupboard, radiator and internal access door to the garage.

### CLOAKROOM

5'8" x 3'0"

Fitted with a wall-mounted basin and low suite w.c. Radiator, extractor fan, vinyl flooring and part tiled walls.

### DINING KITCHEN

15'0" x 11'9"

Fitted with a contemporary range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise and electric double oven, gas hob with cooker hood over, washing machine, dishwasher and fridge freezer. There is also a radiator, television point, telephone point and patio doors leading out to the rear garden.

## FIRST FLOOR

### SITTING ROOM

15'1" x 11'4"

With French doors opening to a Juliet balcony overlooking the garden, a radiator, television point and telephone point.

### CLOAKROOM

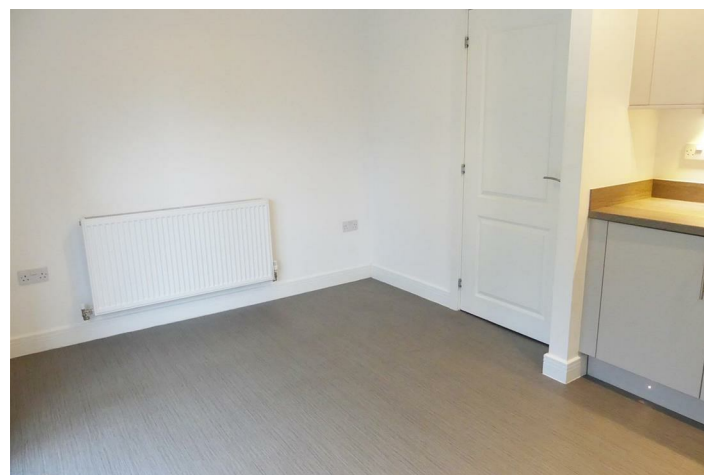
4'8" x 3'2"

Fitted with a low suite w.c. and wall hung basin with mixer tap. Radiator, extractor fan, vinyl flooring and part tiled walls.

### MASTER BEDROOM

10'8" x 8'11"

With a range of fitted wardrobes to one wall, a television point, telephone point and window to the front elevation.





### EN-SUITE SHOWER ROOM

6'11" x 5'9"

Fitted with a spacious shower cubicle having thermostatic shower, a wall hung wash basin with mixer tap and a low suite w.c. Chrome heated towel rail, extractor fan, vinyl flooring and part tiled walls.

### SECOND FLOOR

#### BEDROOM TWO

15'1" x 10'0"

Having two radiators and a window to the rear elevation.

#### BEDROOM THREE

11'1" x 8'0"

Having a radiator and a window to the front elevation.

#### BEDROOM FOUR / STUDY

7'0" x 6'8"

Having a radiator and a window to the front elevation.

### HOUSE BATHROOM

8'0" x 6'2"

The stylish bathroom is fitted with a white suite comprising panelled bath with shower over and a glass shower screen, low suite w.c. and wall hung wash basin with mixer tap. There is also a chrome heated towel rail, extractor fan, vinyl flooring and part tiled walls.

### INTEGRAL GARAGE

The single garage has light and power and is also accessible internally from the entrance hall.

### DRIVEWAY

A block paved driveway to the front provides additional parking.

### GARDEN

There is an enclosed lawned garden to the rear of the property with a paved patio and an access gate to the side.

### NO PETS

Please note that this property does not accept pets.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.





### PLEASE NOTE

In this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

### 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.

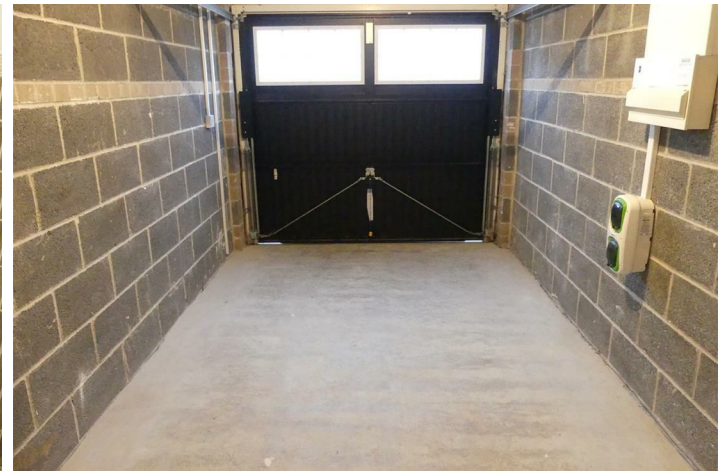
### RENTAL PROCEDURE


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.

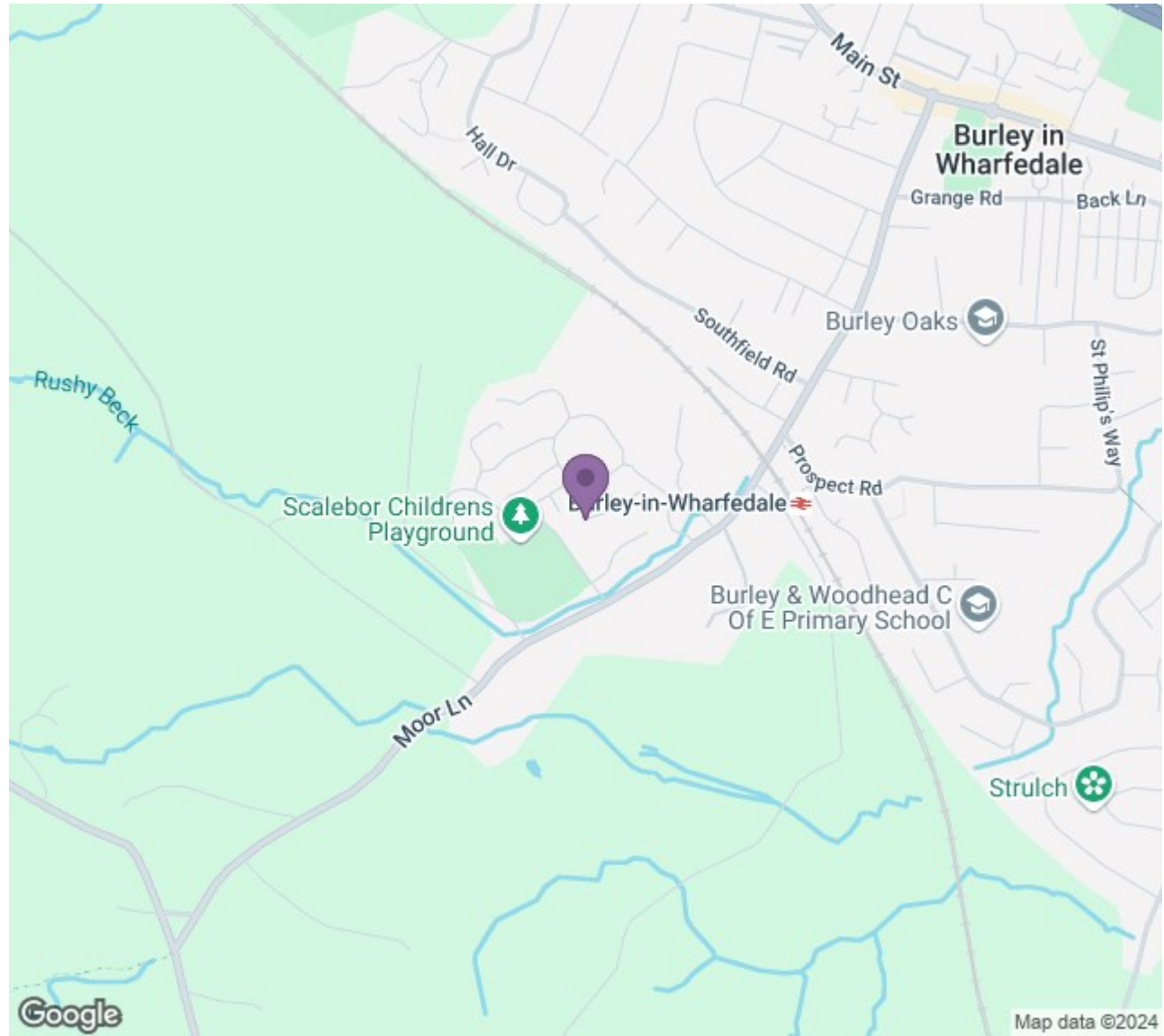
### PAYMENTS

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>		<b>94</b>
(81-91) <b>B</b>	<b>83</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