



- Mid Terraced House
- Three Bedrooms
- Sitting Room & Separate Dining Room
- Kitchen
- Bathroom with Four Piece Suite
- Enclosed Paved Garden to Front
- EPC Rating: E
- Available mid November

## 49 East Parade, Ilkley, LS29 8JP

This three bedroomed mid terrace is conveniently situated within walking distance of the town centre and railway station. The property briefly comprises two reception rooms, kitchen, three bedrooms, bathroom with four piece suite and an enclosed paved garden to the front. Unfurnished.

**£995 PCM**





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

#### **SITTING ROOM**

14'1" x 11'11"

Having a recessed fireplace with gas stove, radiator, painted floorboards, television and telephone points. A low built in cupboard and open shelving provides storage and there is a window to the front elevation.

#### **DINING ROOM**

10'11" x 10'0"

With wood effect vinyl flooring, radiator and window to the rear elevation. There is also an understairs cupboard with light and shelving.

#### **KITCHEN**

8'1" x 7'1"

Fitted with a range of Shaker style wooden base and wall units having complementary work surfaces and tiled splash backs. Integrated appliances comprise an integrated double oven and grill, gas hob with cooker hood above, and integrated fridge freezer. There is also plumbing for a washing machine. There is a stone tiled floor, window to the rear elevation and a door leading out to a rear.

#### **FIRST FLOOR**

##### **BEDROOM ONE**

14'2" x 11'6"

Having painted floorboards, ceiling cornice, radiator and window to the front elevation. There is also a recessed cupboard with hanging rail and hooks.

##### **BATHROOM**

10'7" x 8'5"

Fitted with a four piece suite comprising a free-standing roll-top bath with shower head attachment, shower enclosure with thermostatic shower, low suite w.c. and pedestal wash basin. There is also a heated towel rail and a window to the rear elevation.

#### **SECOND FLOOR**

##### **BEDROOM TWO**

14'2" x 6'0"

A single bedroom having a radiator and a Velux window to the rear elevation.

##### **BEDROOM THREE**

8'11" x 7'3"

A second single bedroom having a radiator and a Velux window to the front elevation.

#### **OUTSIDE**

There is an enclosed paved garden to the front elevation.

#### **PARKING**

On street parking.





### **COUNCIL TAX**

Bradford Metropolitan District Council Tax Band B.

### **PETS**

Please note that this property does not accept pets.

### **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.

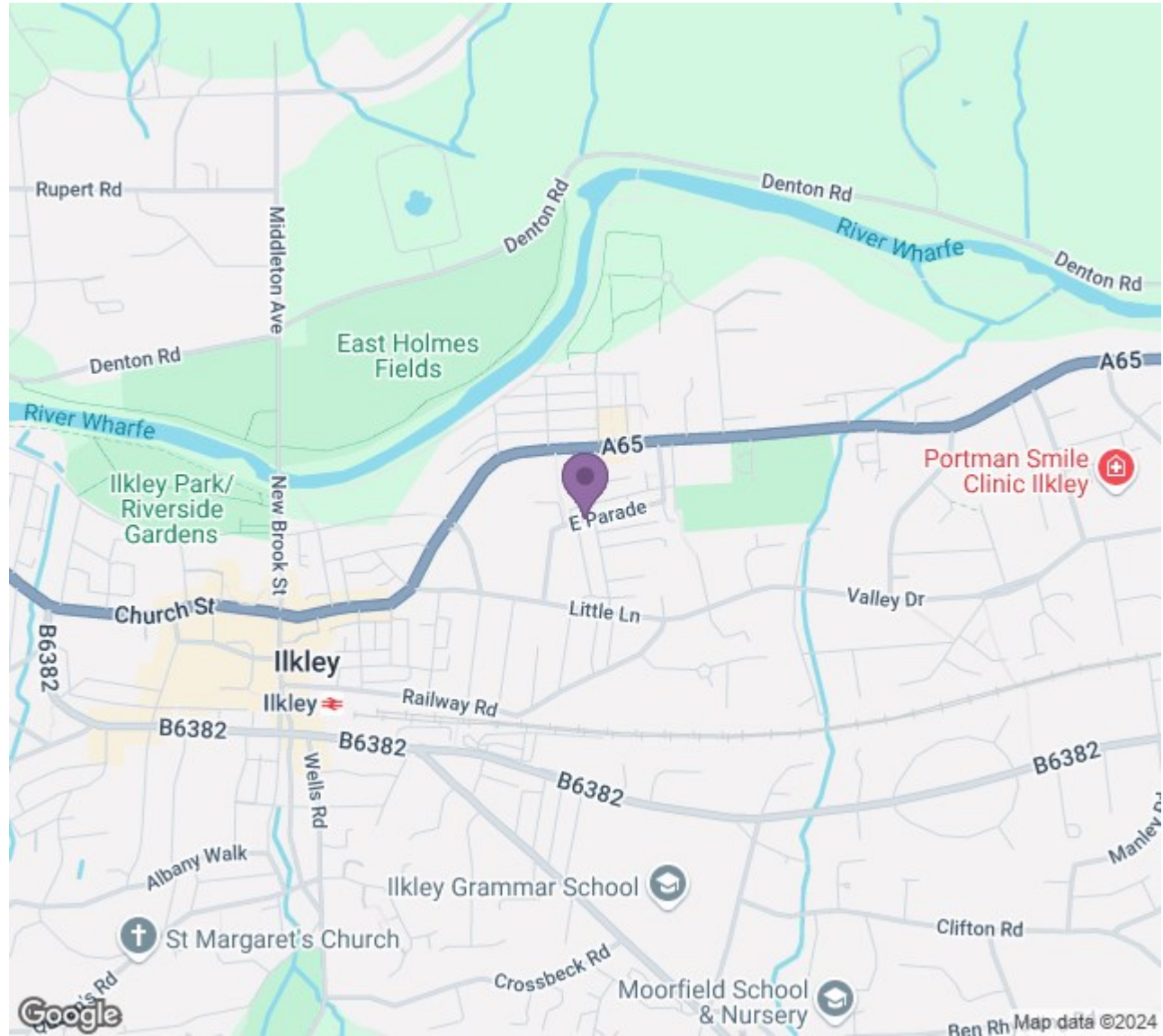
### **PAYMENTS**

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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</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