



- Beautifully Fully Refurbished Apartment
- Sitting Room with Electric Stove
- Kitchen with Breakfast Bar
- Master Bedroom with En-Suite
- Second Double Bedroom
- House Bathroom
- Private Lawned Garden
- Garage
- EPC Rating C

Apartment 1, Skelda Grange Wells Road, Ilkley, LS29 9JE

A stunning fully refurbished ground floor two bedroom, two bathroom apartment with with large private lawned garden and single garage. The apartment is finished to a high specification and retains some original features, including mullion windows, forming part of a Victoria conversion within easy access of the bustling town centre. Unfurnished. *Incudes Superfast Broadband*

£1,595 PCM



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

ENTRANCE VESTBULE

Accessed through an impressive original heavy wooden door the vestibule has a radiator and coat hooks.

SITTING ROOM

16' 7" x 14' 8"

Having beautiful stone mullion windows to the front and side elevations, engineered oak floor, recess with electric stove, two traditional style radiators, television point, LED spotlights and a light fitting with a ornate chandelier.

KITCHEN

16' 5" x 5' 7"

The stylish modern kitchen is semi open to the sitting room and is fitted with a range of base and wall units having quartz work surfaces and composite sink unit with mixer tap. All the appliances are brand new and comprise a double oven, induction hob with cooker hood, fridge freezer and slimline dishwasher. Ceramic tiled floor. There is also a breakfast bar and island storage.

MASTER BEDROOM

13' 10" into bay x 12' 1"

Having a stone mullion bay window to the side, traditional radiator, LED spotlights and television point.

EN-SUITE SHOWER ROOM

8' 2" x 4' 1"

Having a white suite comprising a large walk in shower enclosure with rainfall shower, low suite w.c. and vanity unit with wash basin. There is also a heated chrome towel rail, illuminated mirror and extractor fan.

CENTRAL HALLWAY

Having oak flooring, radiator, LED spotlights coat hooks and a door to the rear.





UTILITY CUPBOARD

Having a washing machine and condensing tumble dryer and providing storage space.

BEDROOM TWO

13' 2" x 10' 3"

With windows to both the side and rear elevation, LED spotlights, television and telephone points.

HOUSE BATHROOM

7' 8" x 6' 11"

Fitted with a modern white suite comprising a panelled bath with shower and rainfall shower over and a glass screen, low suite w.c. and a vanity unit and wash basin. There is also a heated towel rail, extractor fan and LED spotlights.

GARDEN

The apartment has a private garden, mainly laid to lawn, and a stone outhouse with light. There is also a communal courtyard.

GARAGE & PARKING

The property has a single garage and off street parking.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.

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.



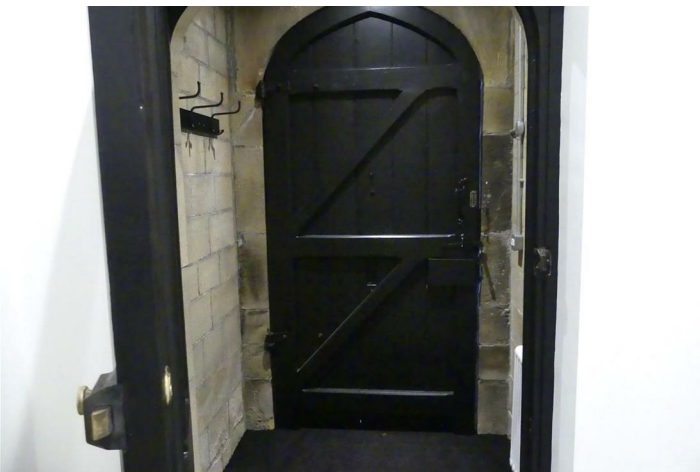


RENTAL PROCEDURE

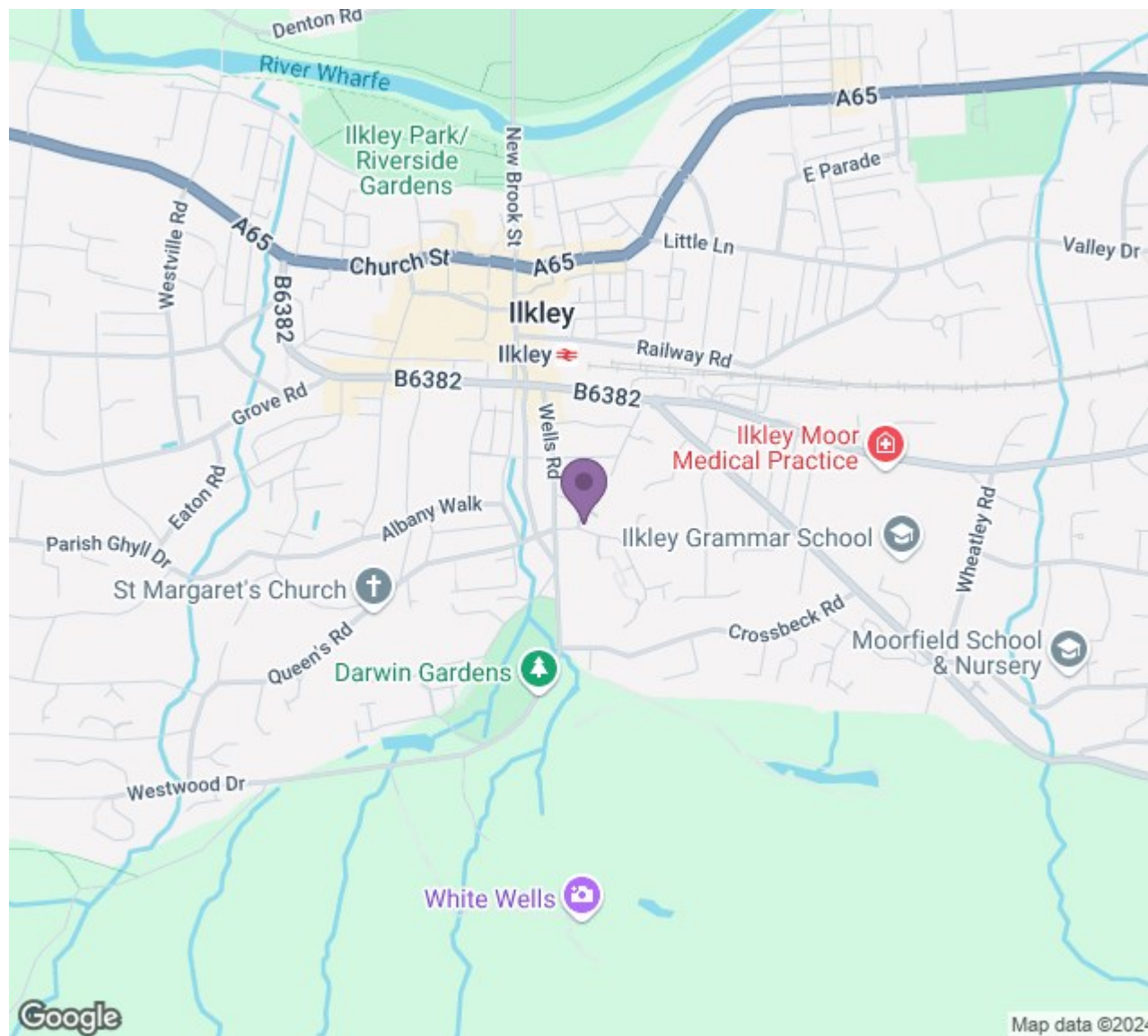
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.







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 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