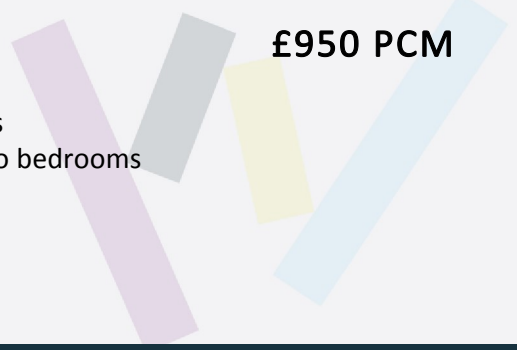




- Top Floor Apartment with Contemporary Finish
- Convenient Location
- Two Bedrooms
- Large Open Plan Living Space
- High Quality Bathroom
- Unfurnished
- EPC Rating C
- Available end of November

## 11, Willow Court Stockeld Way, Ilkley, LS29 9HQ

This recently refurbished top floor apartment has a contemporary finish and feel and offers accommodation briefly comprising a large open plan living space and breakfast kitchen, two bedrooms and a high quality bathroom.



£950 PCM



The property, with electric heating, double glazing and approximate room sizes, comprises...

### Ground Floor

#### Communal Entrance

With stairs to the upper floors.

#### Third Floor

#### Entrance Hall

With wood effect flooring, LED spotlights, radiator, entry phone and a utility cupboard with washer dryer.

#### Breakfast Kitchen

21' 2" x 9' 0"

Fitted with a range of modern dove grey base and wall units with wooden work surfaces and stainless sink unit. Integrated appliances comprise an electric oven, induction hob with cooker hood over, fridge freezer and a slimline dishwasher. There is also a breakfast bar, LED spotlights, wood effect flooring and two windows to the side elevation.

#### Sitting Room

11' 6" x 10' 8"

Having a radiator, LED spotlights, television and telephone points and windows to both the rear and side elevation.

#### Bedroom One

10' 8" x 9' 11"

Having a radiator, LED spotlights and a window to the side elevation.

#### Bedroom Two

10' 2" x 9' 2"

With a radiator, LED spotlights and a window to the side elevation.

#### Bathroom

8' 7" x 5' 5"

The fully tiled bathroom is fitted with a white suite comprising a shower bath with shower over and a glass screen, low suite w.c. and a vanity unit with wash basin. There is also an illuminated mirror, extractor fan, heated chrome towel rail and underfloor heating.

#### Outside

The property is set in well maintained communal grounds.





### 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

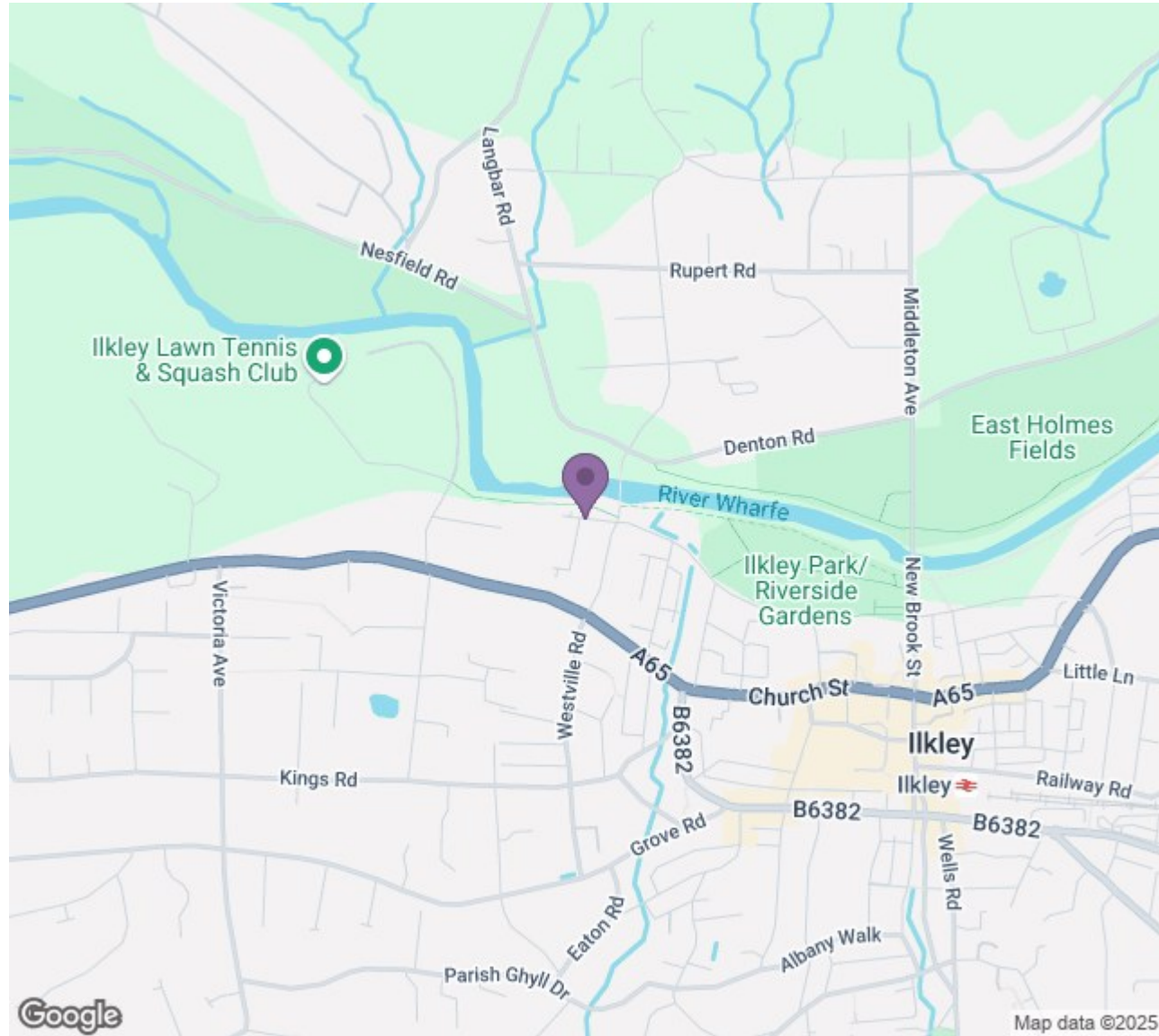
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(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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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