



- Mid Terraced House
- Four Bedrooms
- Sitting Room
- Breakfast Kitchen
- Bathroom & Shower Room
- Enclosed Yard to Rear
- EPC Rating: D
- Unfurnished
- Available mid December

## 9 East Parade, Ilkley, LS29 8JP

This spacious terrace offers four bedroomed accommodation with a bathroom and a shower room, all within walking distance of all the town centre amenities and train station. The property briefly comprises entrance hall, sitting room, breakfast kitchen, shower room, four bedrooms, bathroom and an enclosed paved yard to the rear. Unfurnished.

**£1,195 PCM**





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

## GROUND FLOOR

### ENTRANCE HALL

12'5" x 3'2"

Having radiator and stained wooden floor.

### SITTING ROOM

11'6" x 11'5"

With cast iron fireplace having living flame gas fire, radiator, stained wooden floor and bay window to the front elevation.

### BREAKFAST KITCHEN

12'9" x 10'5"

Fitted with a range of base and wall units having granite worktops and upstands and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood over and an integrated slimline dishwasher. Tiled floor, radiator, window to the rear elevation and a door leading out to the rear yard.

### SHOWER ROOM

7'0" x 3'5"

Fitted with a shower cubicle, wash basin and low suite w.c. There is also a radiator, extractor fan and window.

### HALF LANDING

### W.C.

5'4" x 2'6"

With low suite w.c., wash basin, radiator, tiled floor and window to the rear window.

### FIRST FLOOR





### **MASTER BEDROOM**

13'10" x 11'5"

Having two fitted cupboards, telephone point, television point, decorative cast iron fireplace, radiator and window to the rear elevation.

### **BEDROOM THREE**

9'4" x 5'9"

With a radiator and window to the rear elevation.

### **BATHROOM**

5'2" x 6'3"

Fitted with a white suite comprising a panelled bath, pedestal wash basin and shower enclosure. There is also a heated towel rail, recessed spotlights and an extractor fan.

### **SECOND FLOOR**

#### **BEDROOM TWO**

13'10" x 9'3"

Having wooden floor, radiator and a dormer window to the front elevation.

#### **BEDROOM FOUR**

8'5" x 8'2"

With radiator and Velux window to the rear elevation.

### **OUTSIDE**

There is a small gravelled garden to the front and an enclosed paved yard to the rear.

### **COUNCIL TAX**

Bradford Metropolitan District Council Band C.







### AGENTS NOTES

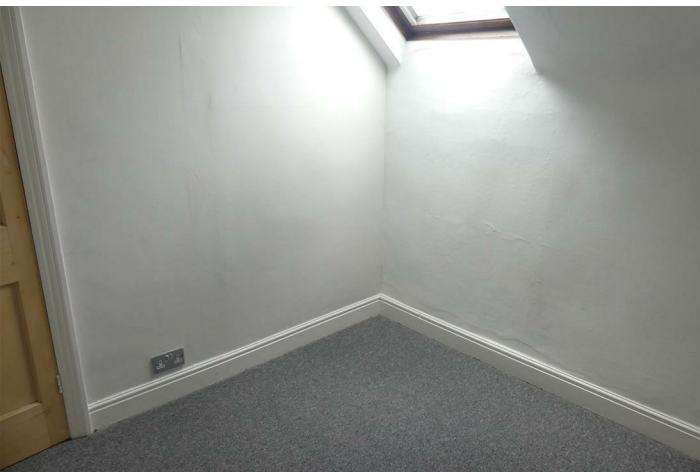
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

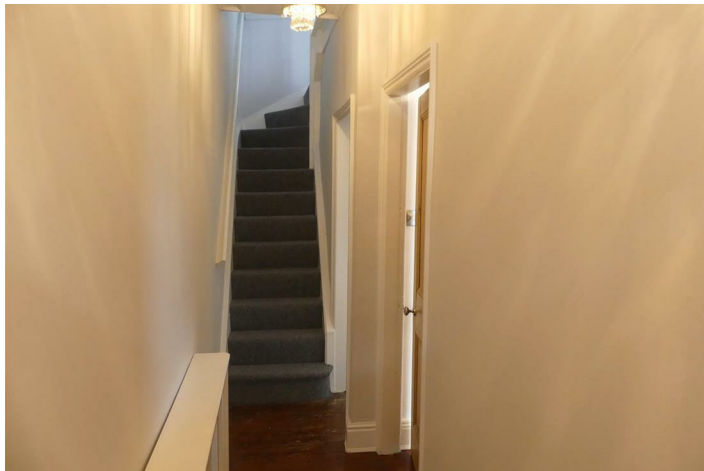
### RENTAL PROCEDURE

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

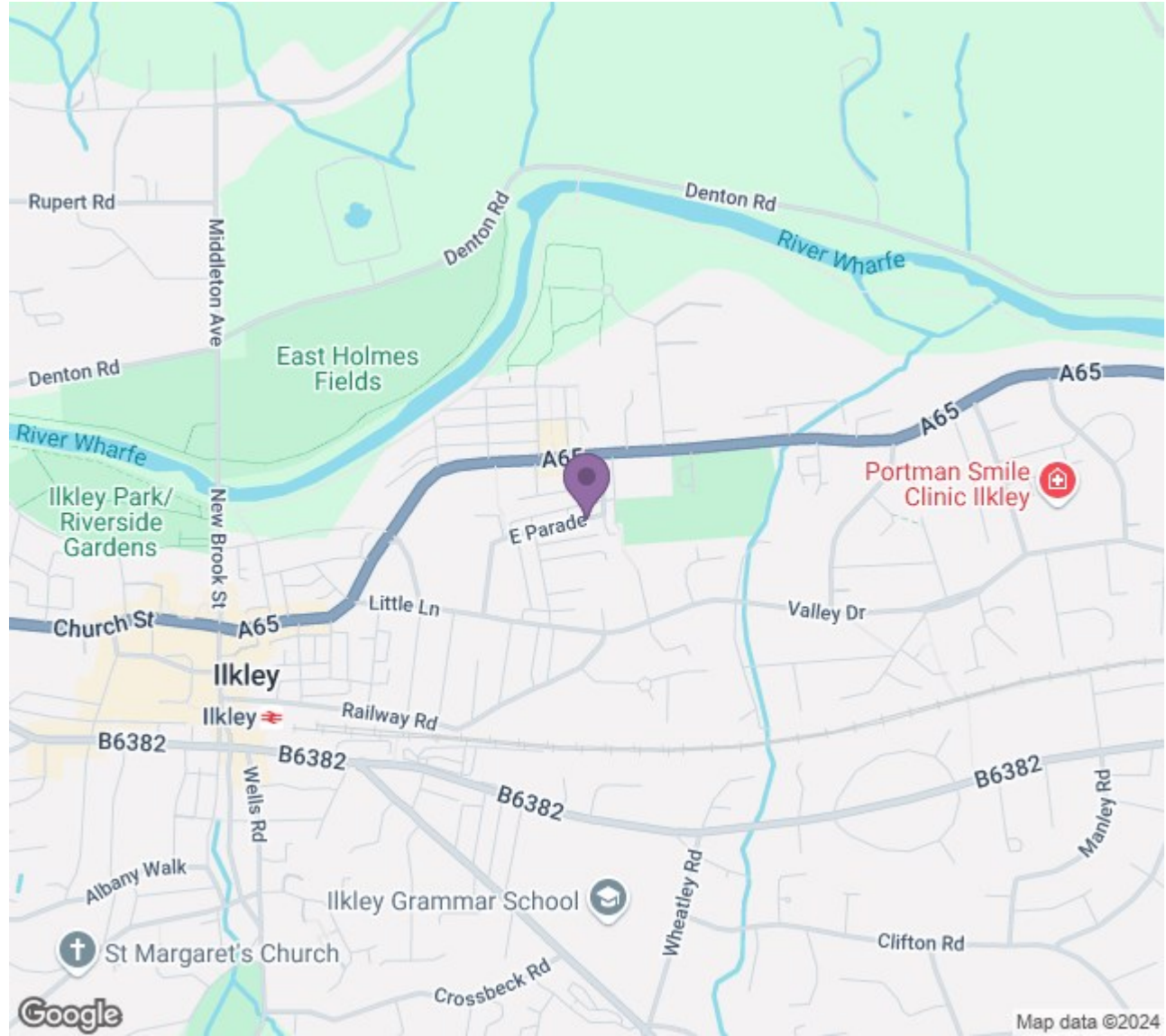
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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