



## 2B Bridge Lane, Ilkley, LS29 9HN

This one bedroomed top floor flat has been redecorated and is conveniently located just a short stroll from the town centre and railway station which has direct links to Leeds and Bradford. Riverside Park is also close by. Available Now.

- Top Floor Flat
- Living Room with Exposed Beams
- Dining Kitchen
- Double Bedroom
- Bathroom
- Convenient Central Location
- Close to Riverside Park
- EPC Rating: D

**£725 PCM**



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

### Ground Floor

#### Communal Entrance

Shared with just one other flat and having stairs to the first floor.

#### First Floor

#### Private Entrance

With radiator and stairs to the second floor.

#### Second Floor

#### Sitting Room

12' 6" max (to stairs / landing area) x 16' 1"

Having exposed beams, entry phone, telephone point, television point, two radiators, window to one side and a Velux window to the other side.

#### Dining Kitchen

11' 9" x 7' 11"

Fitted with a range of base units having laminated work surfaces, tiled splashbacks and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with electric hob and an under counter larder fridge. The kitchen also houses the central heating boiler and has a radiator, extractor fan, a cloaks cupboard, window to one side plus a Velux window.

#### Bedroom

14' 4" x 9' 4"

Having a radiator, window to one side plus a Velux window.

#### Bathroom

7' 3" max x 5' 2" + basin recess

Fitted with a white suite comprising a panelled bath with thermostatic shower over and a glass screen, low suite w.c. and cupboard with basin to the top. There is also a shaver point, mirror, radiator and large window. Tiled floor and part tiled walls.





### Council Tax

Bradford Metropolitan District Council Tax Band A.

### 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

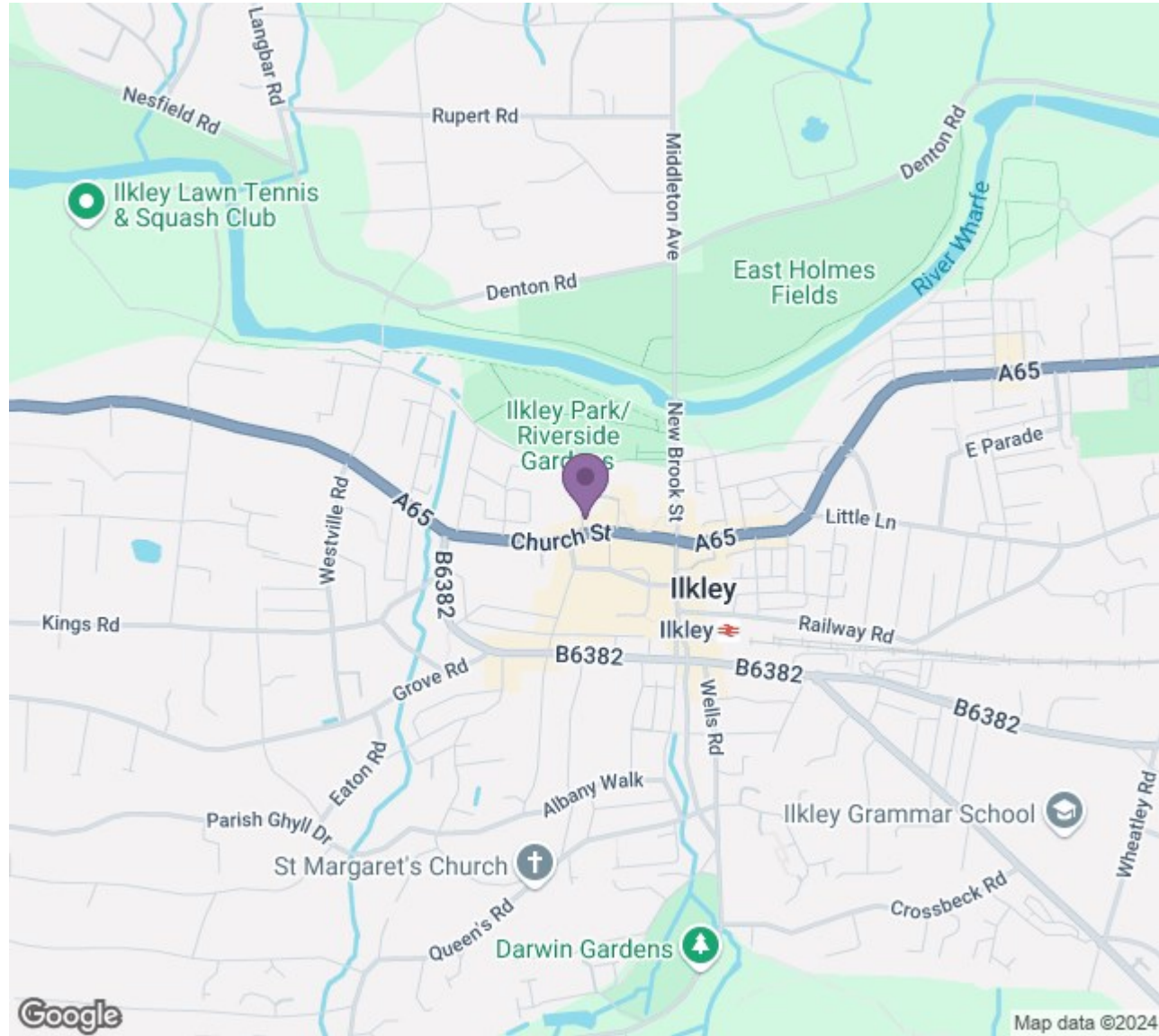
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		
(55-68) <b>D</b>	<b>66</b>	<b>70</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