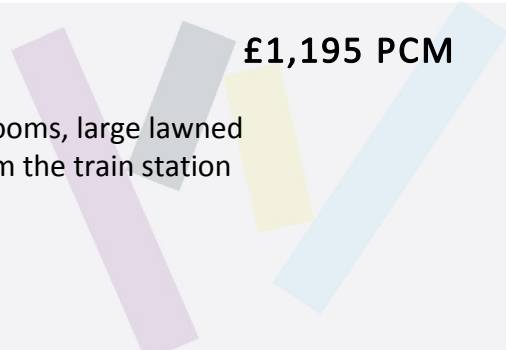




- Semi-Detached House
- Three Bedrooms
- Sitting Room
- Dining Kitchen
- Conservatory
- Single Garage
- Enclosed Lawned Rear Garden
- EPC Rating: C
- Unfurnished

19 Brooklands Lane, Menston, Ilkley, LS29 6PL

A spacious semi detached in a popular residential location with three good sized bedrooms, large lawned garden, conservatory, driveway and garage. Conveniently located just a short walk from the train station with direct links to Leeds and Bradford. Unfurnished.



£1,195 PCM



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

Hallway

16' 3" x 5' 11"

Having laminate flooring, radiator and a useful understairs storage cupboard.

Sitting Room

16' 4" x 12' 4"

With a fireplace having a wooden surround and tiled hearth, two radiators and a window to the front elevation.

Dining Kitchen

18' 8" x 8' 11"

Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splashbacks and sink unit. Appliances comprise an integrated electric oven with gas hob and cooker hood over, a dishwasher and an under counter fridge. Ceramic tiled floor, radiator, window to the rear elevation and doors leading through to the Conservatory.

Conservatory

Accessed off the dining kitchen and having wooden flooring.

First Floor

Bedroom One

11' 9" x 11' 9"

Having useful fitted cupboards, radiator and a window to the front elevation.

Bedroom Two

10' 9" x 10' 8"

With fitted cupboards, radiator and a window to the rear elevation.

Bedroom Three

8' 8" x 6' 9"

Having a radiator and a window to the front elevation.

Bathroom

Fitted with a white suite comprising a panelled bath with electric shower over and pedestal wash basin. There is also a heated towel rail, shelf, mirror and window.

W.C.

Having a white low suite w.c., shelf and a window to the side elevation.





Gardens

There is an open lawned garden to the front of the property with mature shrubs and an enclosed lawned garden to the rear.

Garage & Driveway

The property has a driveway leading to a single garage with light and power and a utility space with a washing machine and tumble dryer.

Council Tax

Bradford District Council Tax Band D.

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

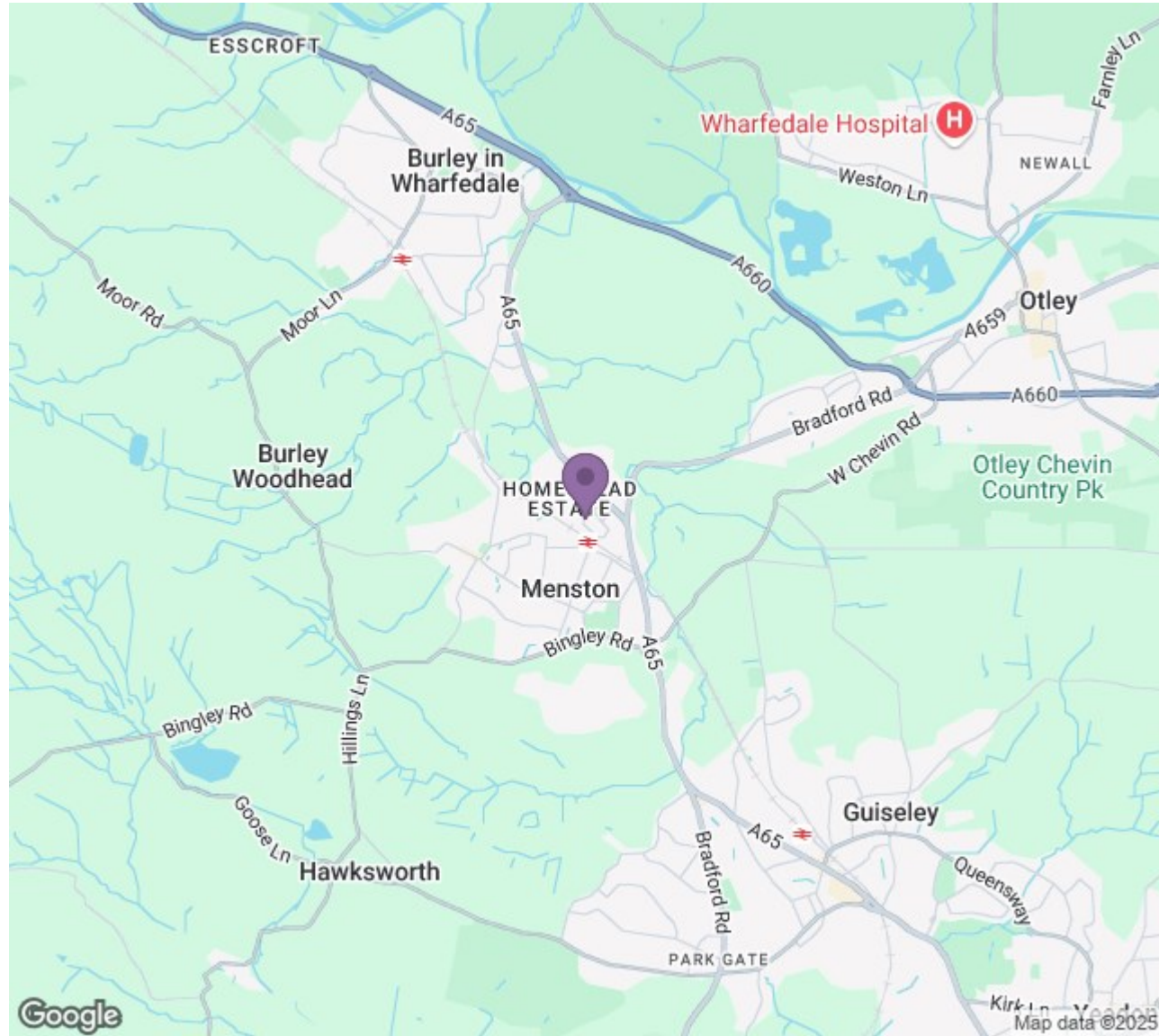
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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