




- Stunning First Floor Apartment
- Two Bedrooms
- Spacious Entrance / Dining Hall
- Sitting Room
- Dining Kitchen
- En-Suite Bathroom to Master Bedroom
- Shower Room
- Sun Terrace off the Sitting Room
- EPC Rating: C

## Flat 2, 114 Skipton Road, Ilkley, LS29 9HE

This stunning two bedroomed first floor apartment offers spacious and light accommodation retaining many features of the original building. There are well maintained communal gardens to the rear and off street parking for two cars. Unfurnished.



**£1,395 PCM**



The property, with gas fired central heating, video entry system and approximate room sizes, comprises...

### **GROUND FLOOR**

A light and airy vestibule with stairs to the first floor.

### **FIRST FLOOR**

#### **DINING HALL**

13'7" x 11'7"

Spacious Dining Hall with ample room for a large dining table.

#### **DINING KITCHEN**

14'9" x 13'9"

Fitted with a range of grey base and wall units having complementary work surfaces and an inset composite sink unit with mixer tap. Appliances comprise an integrated double oven, electric hob with cooker hood over, fridge freezer with water dispenser, integrated dishwasher, washing machine and space for a tumble dryer.

#### **SITTING ROOM**

19'0" x 18'10"

With recessed fireplace, an Adams style fireplace with marble hearth and log effect electric heater. Double glazed doors lead out to a west facing sun terrace which has a retractable sun canopy.



#### **SHOWER ROOM**

Fitted with a shower cubicle with thermostatic shower, low suite w.c. and wash basin. Mirrored cabinet with light and shaver point, chrome heated towel rail, cupboard housing the central heating boiler and an additional storage cupboard.



### **MASTER BEDROOM**

18'9" x 12'6"

Having a storage cupboard and lovely views across towards Middleton.

### **EN-SUITE BATHROOM**

Fitted with a suite comprising a panelled bath, walk-in shower with rainfall shower head, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail.

### **BEDROOM TWO**

15'2" x 14'0"

A lovely south facing spacious bedroom with a decorative fireplace.

### **CELLAR**

The property also has a useful storage space with vaulted ceiling in the cellar.

### **GARDENS**

There is a lovely well maintained communal garden to the rear with mature trees and planting.

### **PARKING**

There is off-street parking for two cars to the front of the property.

### **COUNCIL TAX**

Bradford Metropolitan District Council Tax Band D.





### AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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

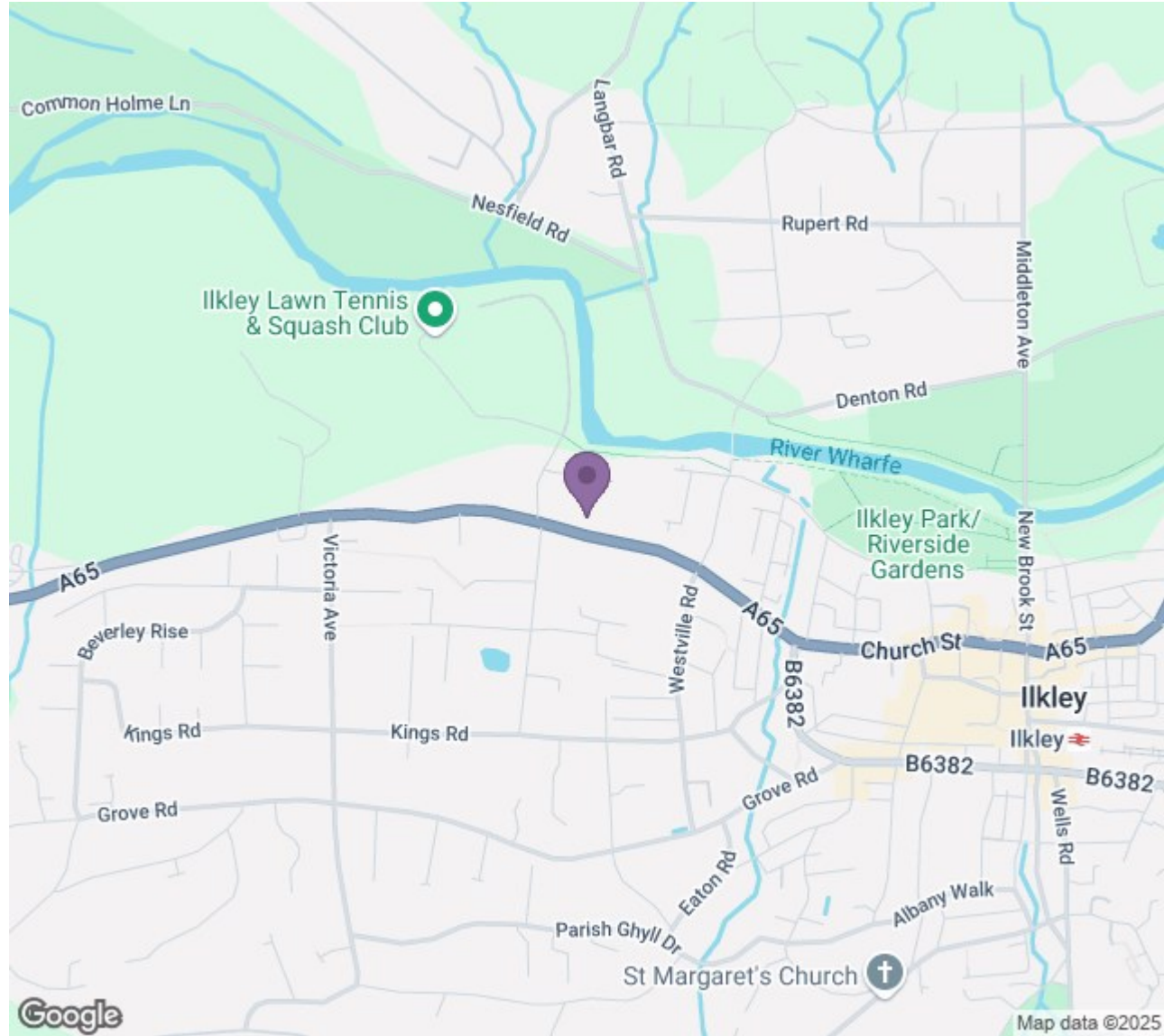
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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>	69	81
(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	



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

[www.whitakercadre.com](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto: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