



- Beautifully Presented Ground Floor Apartment
- Sitting Room
- Dining Kitchen
- Master Bedroom with En-Suite Shower
- Second Double Bedroom
- House Bathroom
- Terrace & Garden with Patio Areas
- Off Street Parking for Two Cars
- EPC Rating: B

## 1 Gilstead Court Middleton Avenue, Ilkley, LS29 0AD

A beautifully presented two double bed roomed, two bathroom raised ground floor apartment benefitting from a private enclosed garden, private raised terrace and off street parking for two cars. The property is located within walking distance of the town centre and the park with riverside walks.

**£1,950 PCM**



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

### **ENTRANCE HALL**

22' 8" 3' 9"

The welcoming reception hall has ceiling cornice and dado rail, coat hooks and a useful linen cupboard with shelving.

### **SITTING ROOM**

18' 2" x 11' 0"

Having an electric fire with marble surround and hearth, LED lighting, ceiling cornice, radiator and a wall-mounted flat screen television. There are windows to both the front and side elevations and French doors lead out to the terrace.

### **DINING KITCHEN**

14' 10" x 11' 6"

Fitted with a range of high specification white gloss fronted base and wall units having complementary granite work surfaces, inset sink unit with mixer tap and tiled splashback. Integrated appliances comprise an electric oven, ceramic hob, fridge freezer, washer dryer and slimline dishwasher. There is also a ceiling cornice, radiator, two windows and a door to the rear leading to steps down to the rear garden.



### **MASTER BEDROOM**

12' 4" x 11' 5"

Having fitted cupboards, radiator, LED lighting, ceiling cornice, television and telephone points and a window to the rear elevation.

### **EN-SUITE SHOWER ROOM**

8' 10" x 5' 8"

Fitted with a walk in shower, low suite w.c. and wash basin with vanity unit. There is also an extractor fan, mirror, ceramic tiled floor and fully tiled walls.



## BEDROOM TWO

10' 11" x 10' 1"

The second double bedroom has a radiator, LED lighting, ceiling cornice and a window to the front elevation.

## HOUSE BATHROOM

6' 9" x 5' 7"

Fitted with a white suite comprising a tile panelled bath, pedestal wash basin and low suite w.c. There are also two mirrors, storage cupboards, heated towel rail, extractor fan and a ceramic tiled floor.

## TERRACE

There is a raised terrace overlooking the front garden.

## GARDEN

There is a large private garden with artificial grass in part and patio areas, one of which has a table and chairs. There is also a wooden shed.

## PARKING

The apartment has tandem off street block paved parking for two cars.

## COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

## 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.



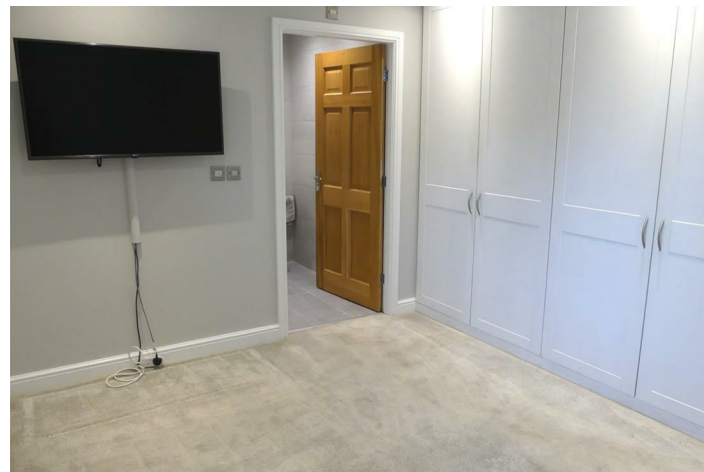


## RENTAL PROCEDURE


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.

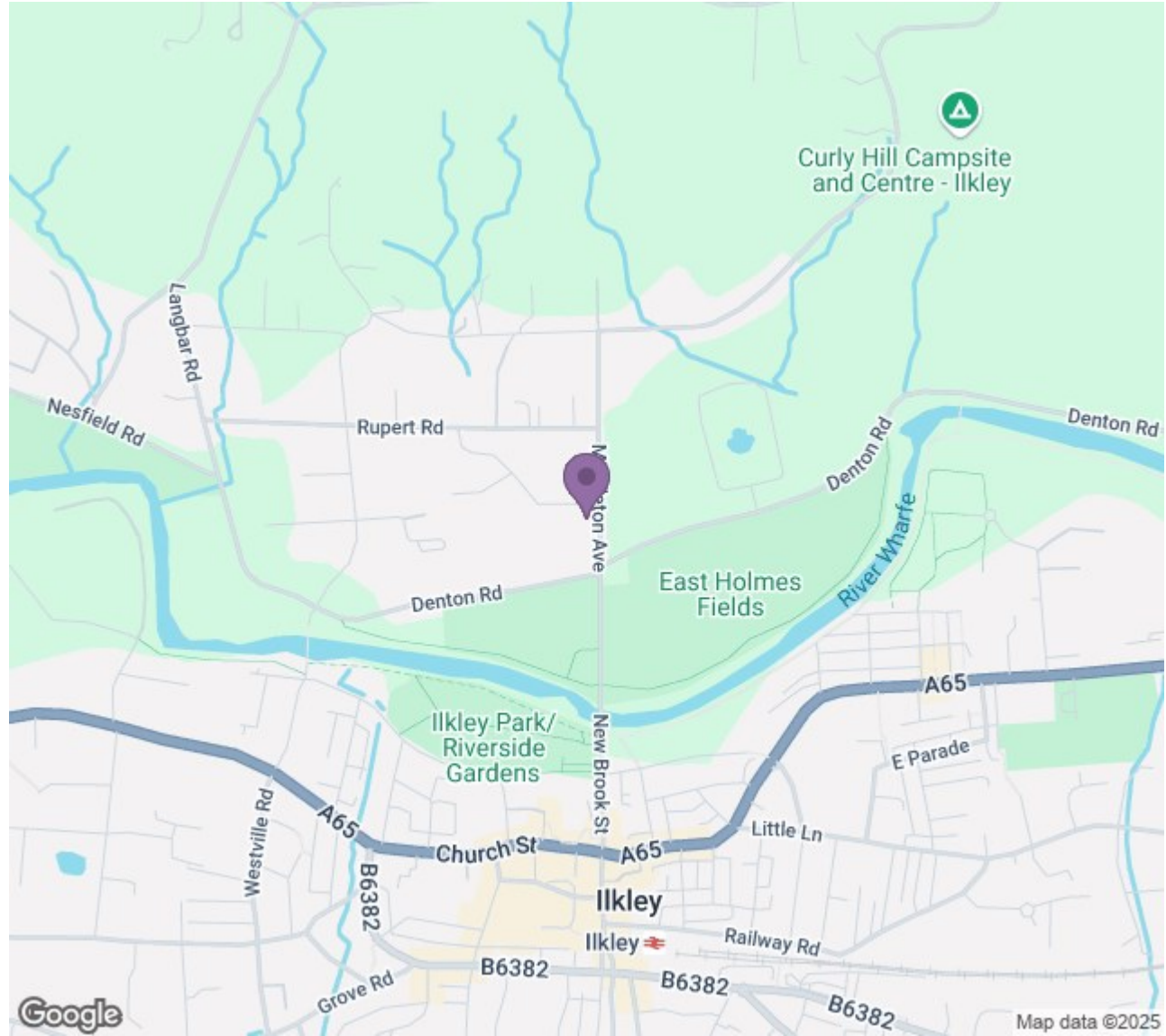
## PAYMENTS

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>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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  
01943 328343  
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