



- Ground Floor Flat
- Two Bedrooms
- Dual Aspect Sitting Room
- Modern Kitchen
- Shower Room
- Off Street Parking
- Convenient Central Location
- EPC Rating: C

## Flat 2, Regent Court 20 Regent Road, Ilkley, LS29 9EA

A well presented ground floor apartment, in this popular development close to the town centre, offering accommodation briefly comprising an entrance hall, large dual aspect sitting room, kitchen, luxury shower room and two double bedrooms. There is also an unallocated parking space to the rear. Unfurnished.

**£850 PCM**





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

#### Hallway

With fitted storage cupboards.

#### Sitting Room

18' 1" x 11'10"

A lovely dual aspect room having windows to both the front and rear elevations. There are also television and telephone points and two radiators.

#### Kitchen

8'9" x 7'9"

Fitted with modern cashmere Shaker style base and wall units having complementary wood effect work surfaces and an inset sink unit. Appliances comprise an integrated electric oven, microwave and gas hob with cooker hood. There is also plumbing for a washing machine and space for a fridge freezer. Gas central heating boiler, wood effect vinyl flooring and a window to the rear.

#### Bedroom One

13'9" x 8'9"

Having a recessed fitted wardrobe, radiator and window to the rear.

#### Bedroom Two

11'6" x 9'0"

Having a radiator and window to the side elevation.

#### Shower Room

6'4" x 5'6"

Fitted with a white suite comprising a large walk in shower enclosure, low suite w.c. and wall hung basin. There is also a heated towel rail, mirror fronted cabinet and mirror. Tiled floor.

#### Outside

The property is set within well maintained communal grounds.





### **Parking**

There is unallocated parking to the rear.

### **Council Tax**

Bradford Metropolitan District Council Tax - Band C.

### **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**

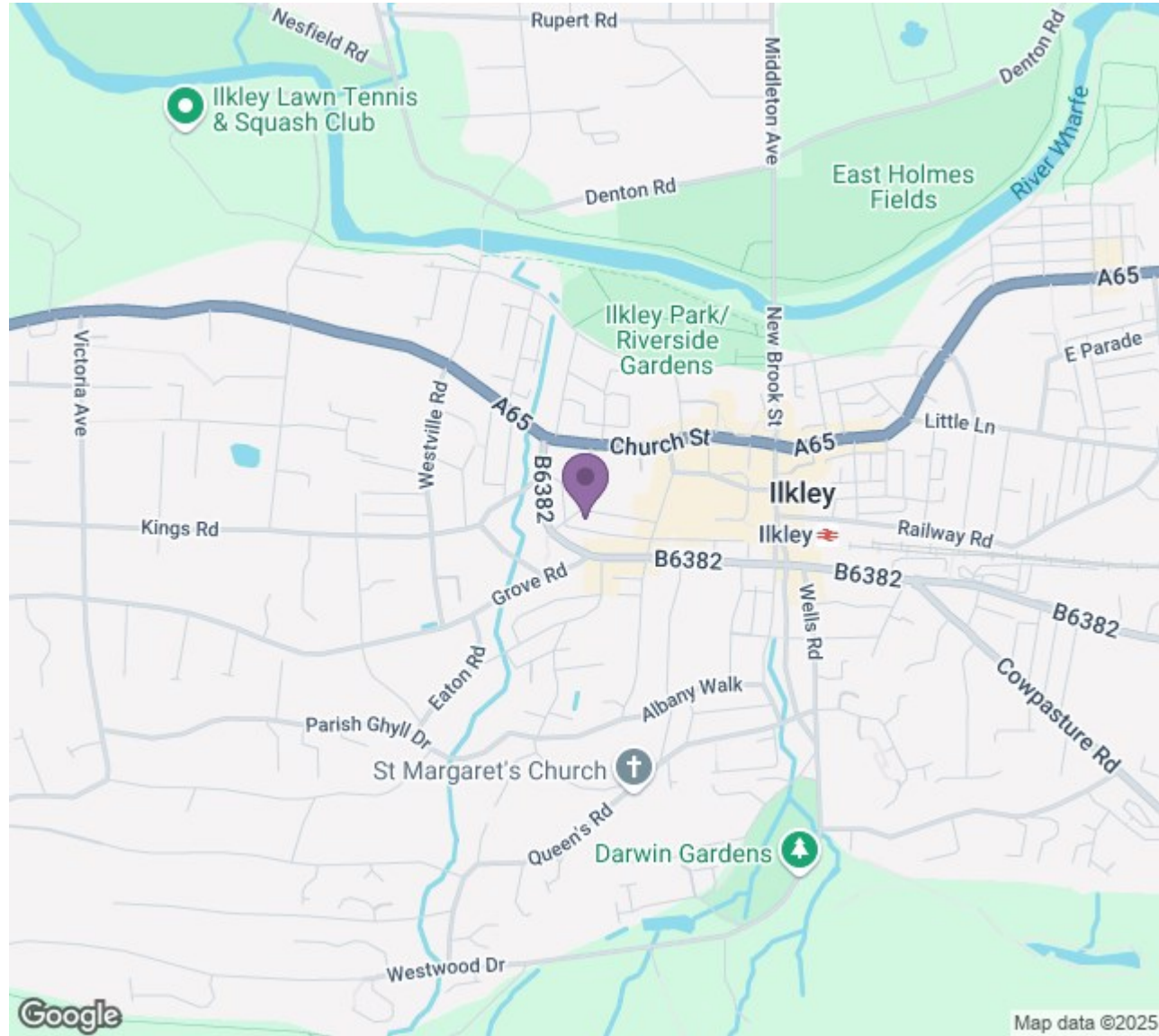
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>	74	77
(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	



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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