



124a Bolling Road, Ben Rhydding, Ilkley, LS29 8PN

This spacious property is located close to Ben Rhydding train station and has lovely large rooms with high ceilings and offers accommodation briefly comprising, to the ground floor a private entrance hall. To the first floor there is a dining kitchen, sitting room, bathroom, separate w.c. and single bedroom whilst to the second floor there is a shower room, a spacious landing / study area and three further bedrooms. Carpets and curtains / blinds. Unfurnished.

£995 PCM

- Large Split Level Apartment
- Four Bedrooms
- Dining Kitchen
- Sitting Room
- Bathroom
- Shower Room
- Unfurnished
- EPC Rating C
- Available mid February



GROUND FLOOR

PRIVATE ENTRANCE HALL

20'1" x 3'4"

With radiator, coat hooks and stairs to the upper floors.

FIRST FLOOR LANDING

With radiator and telephone point.

SITTING ROOM

20'4" x 13'5"

Large sitting room having an attractive decorative fireplace with tiled slips and hearth, ceiling coving, picture rail, television cabling, telephone point, radiator and large bay window to the front elevation.

DINING KITCHEN

12'9" x 12'8"

Fitted with a range of cream base and wall units having complementary laminated work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood and a washing machine. There is also space for a large fridge freezer and plumbing for a dishwasher. Ceiling coving, recessed spot lights, radiator and window to the rear elevation.

BEDROOM FOUR

12'3" x 6'11"

A single bedroom having a radiator and window to the front elevation.

BATHROOM

10'3" x 6'6"

Fitted with a white suite comprising panelled bath with shower over and a glass shower screen, plus a pedestal basin. Heated towel rail, recessed spot lights, wood effect vinyl flooring, large built in cupboard housing the boiler and hot water cylinder, window to the rear elevation.

SEPARATE W.C.

4'5" x 2'11"

Fitted with a low suite w.c. and having vinyl flooring and a window to the rear elevation.

SECOND FLOOR





LANDING / STUDY AREA

8'5" x 6'3"

A good sized landing area with radiator and a Velux window

SHOWER ROOM

8'7" x 5'0"

Fitted with a large walk in shower, low suite w.c. and pedestal wash basin. Heated towel rail, recessed spot lights, extractor fan and wood effect vinyl flooring.

BEDROOM ONE

20'10" x 12'3"

An impressively spacious bedroom having a beautiful decorative fireplace with tiled slips and hearth, radiator and window to the front elevation.

BEDROOM TWO

13'11" x 12'9"

A lovely double bedroom having a decorative fireplace with tiled slips and hearth, radiator, telephone point and window to the rear elevation.

BEDROOM THREE

14'8" x 8'0"

Having a radiator and Velux window to the front elevation.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.

AGENTS 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.



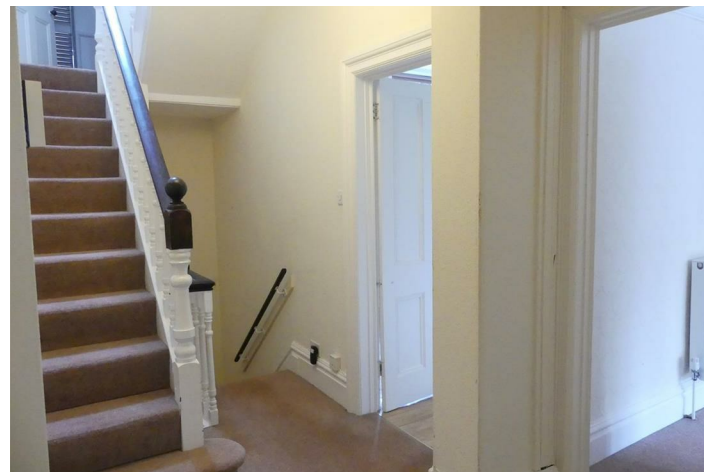


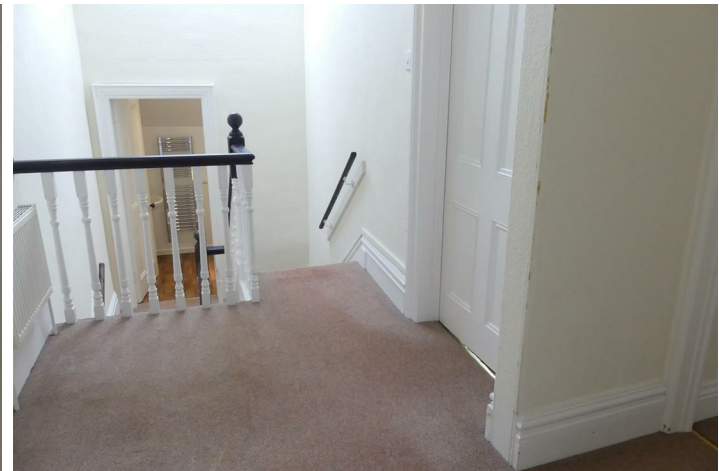
RENTAL PROCEDURE


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.

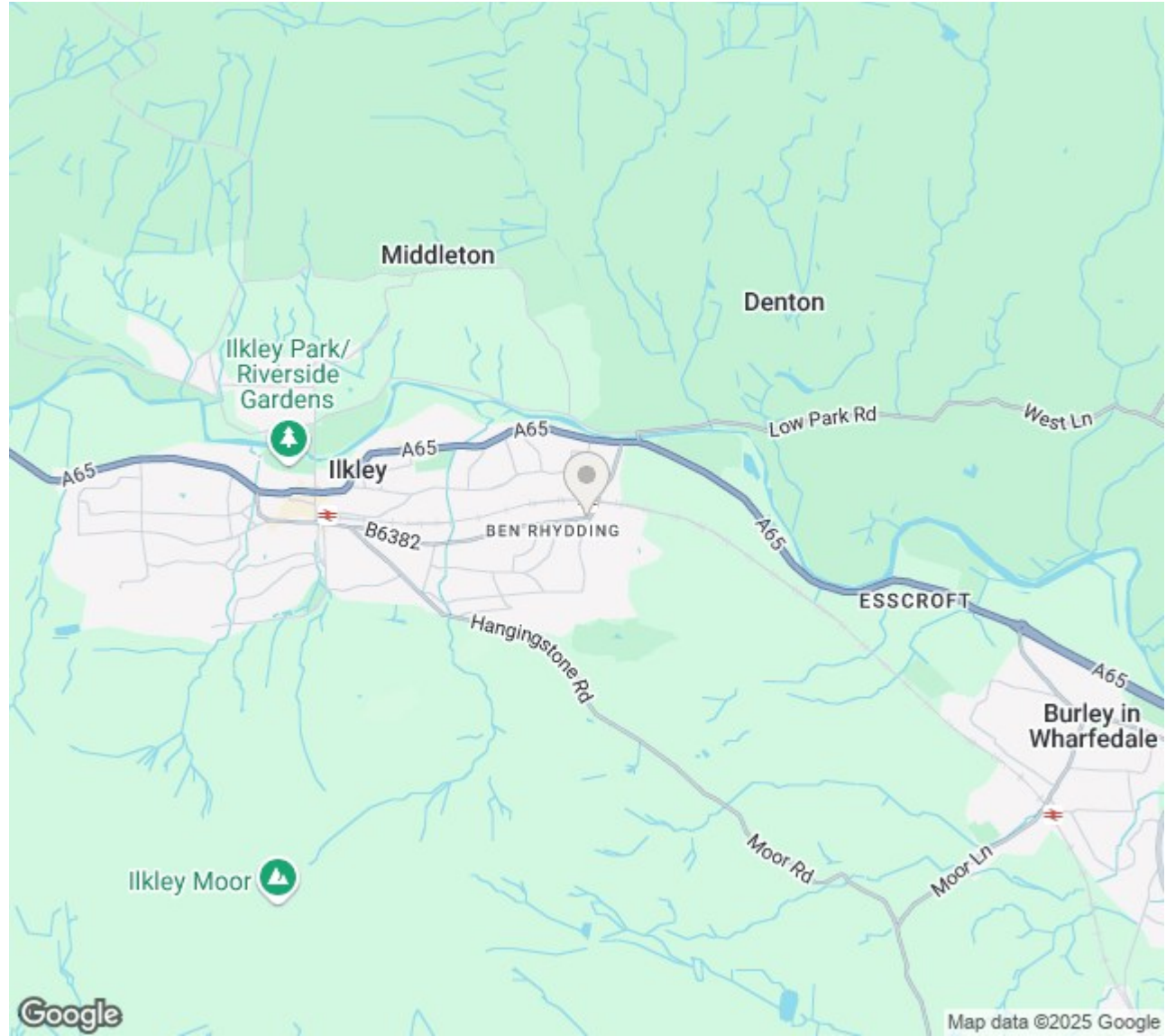
PAYMENTS

1. A holding fee equivalent 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 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		
(69-80) C	71	81
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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