



- Newly Refurbished Mid Terrace
- Two Bedrooms
- Sitting Room
- Breakfast Kitchen
- Modern Shower Room
- Enclosed Yard to Rear
- EPC Rating: D
- Available Now

## 6 Leamington Road, Ilkley, LS29 8EN

A newly refurbished mid terrace property retaining some original features and having a modern kitchen and shower room. The property is situated in a popular residential area. close to river walks and local amenities. Unfurnished.

**£995 PCM**





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

### **Sitting Room**

13' 6" x 13' 0"

Having a living flame gas fire with painted wooden surround and tiled hearth, useful built in cupboards, two radiators, ceiling rose and coving and a window to the front elevation.

### **Breakfast Kitchen**

16' 2" x 8' 0"

Fitted with a modern range of dove grey base and wall units having complementary work surfaces. Appliances comprise an integrated electric oven with halogen hob, cooker hood and dishwasher. There is also space for a fridge freezer and washing machine. Wood effect laminate flooring, two radiators, window to the rear elevation and a door leading out to the rear.

### **First Floor**

#### **Bedroom One**

13' 1" x 11' 0"

Having a large storage cupboard, radiator and a window to the front elevation.

#### **Bedroom Two**

10' 7" x 8' 6"

Having a radiator and a window to the rear elevation.

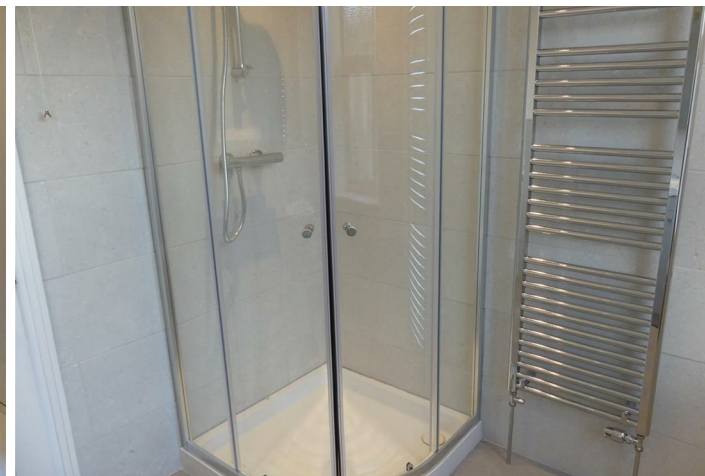
#### **Shower Room**

7' 3" x 7' 0"

The bright modern suite comprises a shower enclosure with thermostatic shower, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, extractor fan, mirror fronted cabinet and a window to the rear elevation.

#### **Outside**

There is a small paved garden to the front of the property and an enclosed yard to the rear having two outhouses and planted beds.





### 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.

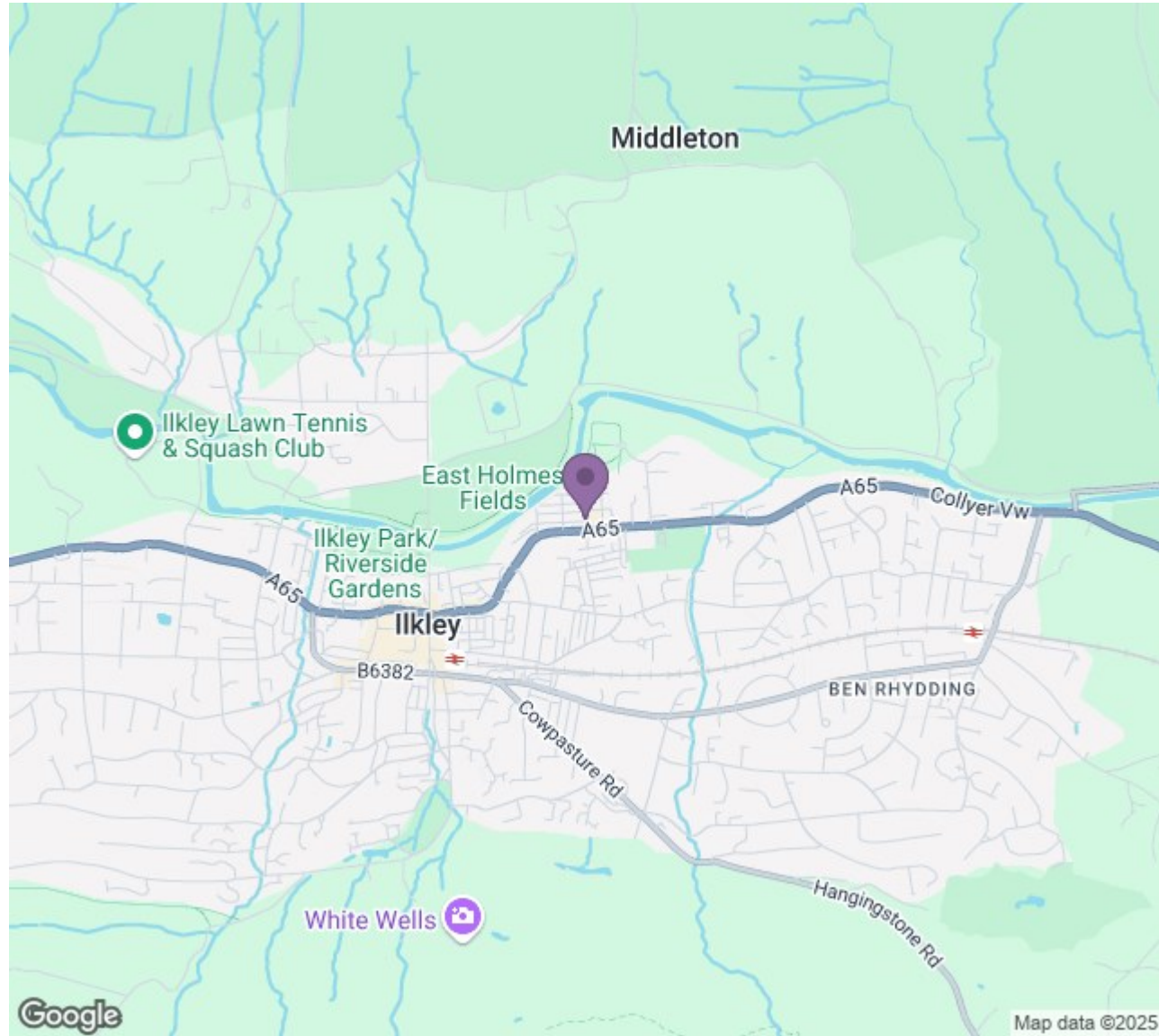
### Rental Procedure

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) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
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 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