



- Newly Refurbished Top Floor Apartment
- High Specification Finish
- One Bedroom
- Open Plan Living Area
- Well Equipped Modern Kitchen
- Shower Room
- EPC Rating: C
- Unfurnished

## Flat 2, 2 East Parade, Menston, Ilkley, LS29 6LH

This newly refurbished modern one bedroomed top floor apartment is finished to a high specification and is located in the centre of the village, close to local amenities and the train station. Unfurnished.

**£795 PCM**



The property, with thermostatically controlled electric heating, double glazing and approximate room sizes comprises...

### Hallway & Study Area

7'7" x 6'4"

Stairs lead from the entrance to a study area with heater and windows to the side elevation.

### Open Plan Living Area

23'4" x 12'6" overall

Comprising:

#### Living Room

The lofty living room lead to the kitchen and has a heater and a Velux window.

#### Kitchen

Fitted with a modern range of base and wall units with marble patterned acrylic work surfaces and an island unit. The integrated appliances comprise an electric oven, induction hob, microwave, fridge freezer and washing machine. LVT flooring and Velux window.

#### Bedroom

12'1" x 10'4"

Having a recessed wardrobe, heater and Velux window.

#### Shower Room

8'0" x 3'4"

The stylish shower room is fitted with a white suite comprising a recessed shower enclosure with thermostatic shower, vanity unit with wash basin and a low suite w.c. There is also an extractor fan, shaver point, LED spotlights and ceramic tiled floor.

#### Council Tax

Bradford Metropolitan District Council - Band yet to be confirmed.







### 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

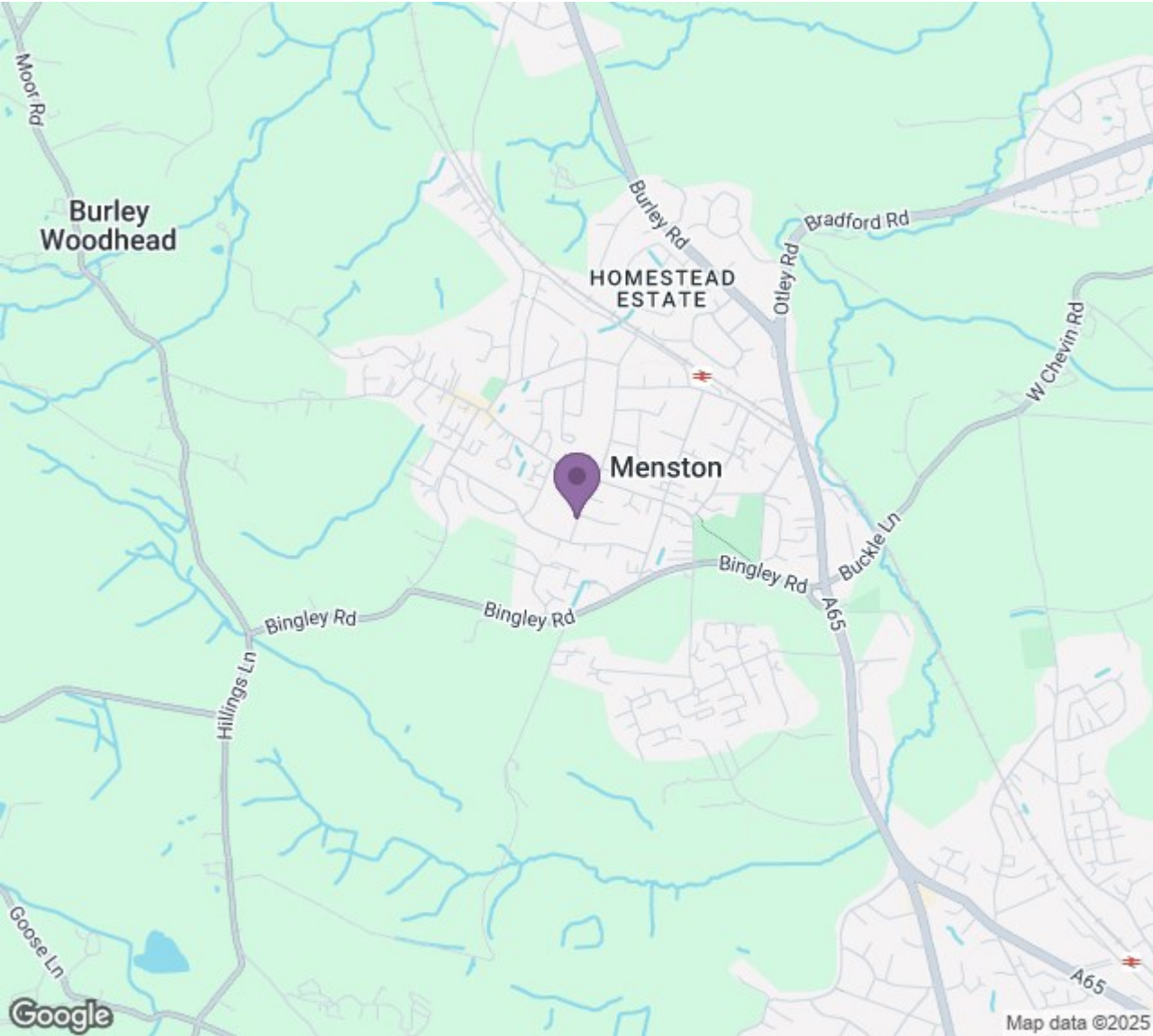
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B		
(69-80) C	72	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