



- Newly Decorated & Carpeted Modern End Town House
- Four Bedrooms, with En-Suite to Master
- Sitting Room with Balcony to Rear
- Dining Kitchen & Separate Utility
- House Bathroom
- Lawned Garden & Paved Patio
- Integral Garage
- EPC Rating: C
- Central Location

4 Elim Court Wharfe View Road, Ilkley, LS29 8DY

This beautifully presented end townhouse has been newly decorated and carpeted throughout and offers spacious accommodation in the heart of Ilkley, with off street parking and an enclosed lawned garden. The property offers flexible three / four bedroomed accommodation, with a newly fitted en-suite shower room to the master, and also includes a cloakroom, utility, dining kitchen, sitting room, bathroom and integral garage. There is also a balcony to the rear accessed from the first floor sitting room. Unfurnished.



£1,395 PCM



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

ENTRANCE HALL

The welcoming hallway has a radiator, internal access to the garage and wood effect flooring.

W.C.

Fitted with a white wall hung basin and low suite w.c. There is also a heated towel rail, mirror, extractor fan and wood effect flooring.

UTILITY

Having plumbing for a washing machine and a shelf for a condenser dryer, extractor fan and wood effect flooring.

BEDROOM FOUR / SNUG / OFFICE

This generously proportioned room has French doors leading out to the rear garden, television and telephone points, a window to the rear elevation and a recessed cupboard with shelf and rail.

FIRST FLOOR LANDING

With a radiator and a window to the front elevation.

SITTING ROOM

Having French doors leading onto a small balcony to the rear with views across to Middleton, granite style fireplace with gas fire, television and telephone points, wall lights and a window to the rear elevation.

DINING KITCHEN

Fitted with a range of base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven and grill, five ring gas hob with cooker hood and a dishwasher. There is also space for a fridge freezer. Radiator, television point, wood effect laminate flooring and a window to the front elevation.

SECOND FLOOR LANDING

With radiator and built in cupboard with power, shelf and hanging rail.

BEDROOM THREE

Having a radiator and window to the rear elevation.





BEDROOM ONE

Having a radiator telephone point and window to the rear elevation.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising a Quadrant shower enclosure with thermostatic shower, vanity unit with wash basin and a low suite w.c. There is also an illuminated mirror, extractor fan, heated towel rail, part tiled walls and wood effect vinyl flooring.

BEDROOM TWO

Having a radiator, television and telephone points and a window to the front elevation.

HOUSE BATHROOM

Fitted with a modern white suite comprising a panelled P-shaped bath with shower over and glazed screen, wall hung basin with mixer tap and a low suite w.c. There is also an extractor fan, shaving mirror, spotlights, part tiled walls, wood effect vinyl flooring and a Velux window to the front elevation.

GARDEN

There is an enclosed lawned garden to the rear with paved terrace and a gate to the rear.

INTEGRAL GARAGE

Having light and power, radiator and a cupboard housing the boiler.

DRIVEWAY

There is a block paved driveway providing off street parking and having a mature small garden area to the side.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band F.

NO PETS

Please note that this property does not accept pets.





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.

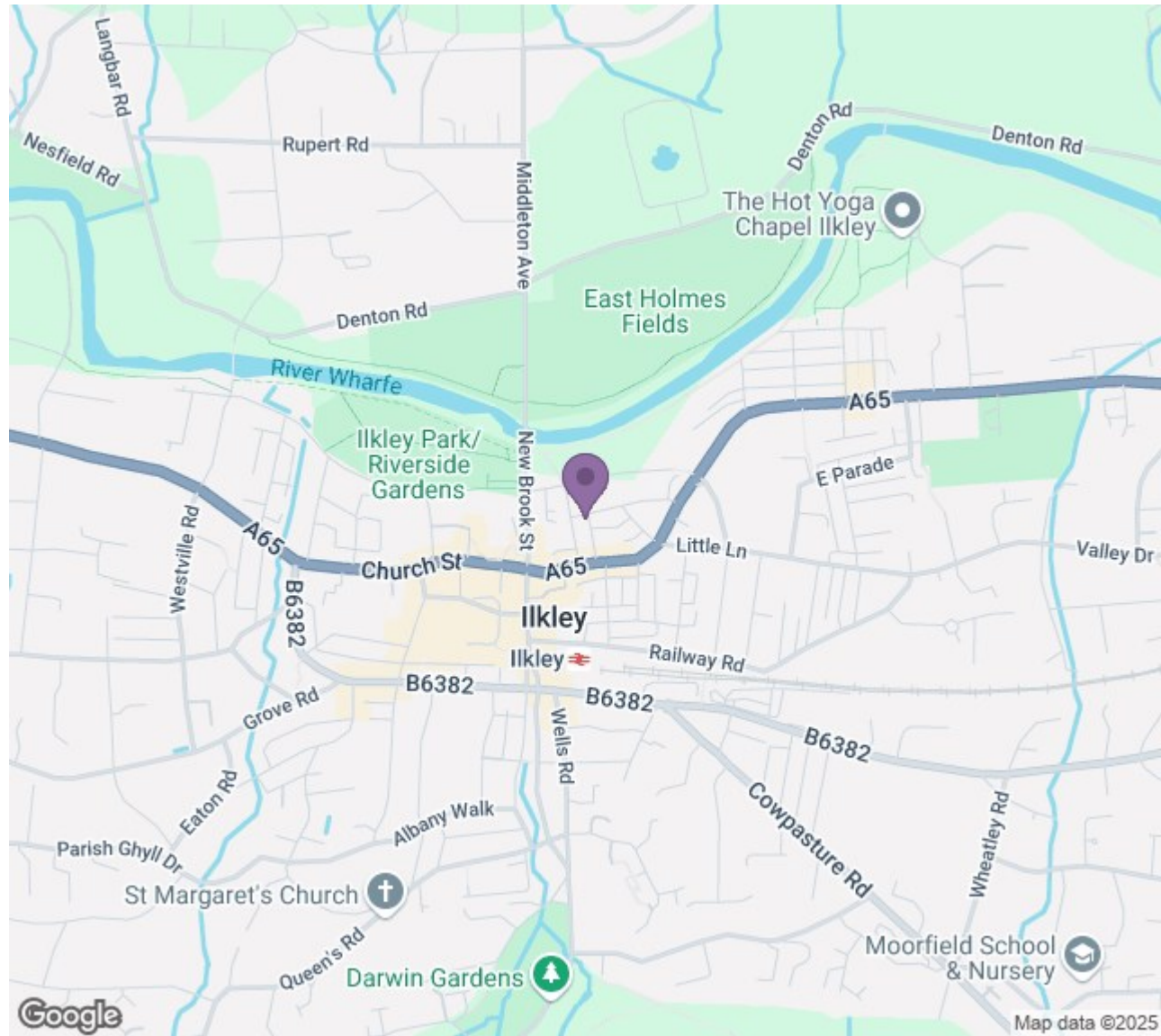
PAYMENTS

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	88
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 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