



- Beautiful Semi Detached House
- Sitting Room
- Large Modern Dining Kitchen
- Stylish Bathroom
- Shower Room / Utility
- Three Bedrooms
- Study / Bedroom Four
- Large Storage Area
- EPC Rating: C

## 12 Northcroft Grove, Ilkley, LS29 9BB

A beautifully renovated three / four bedroomed property with rear garden and driveway parking for two cars, tucked away in a quiet cul-de-sac yet within walking distance of the town centre. Unfurnished.

£2,100 PCM



The property, which was fully renovated throughout in 2017, has gas fired central heating, double glazing, an intruder alarm and with approximate room sizes, comprises...

## GROUND FLOOR

### ENTRANCE

Accessed via a covered porch area to the front.

### SITTING ROOM

11'10" x 10'10"

Having a large bay window to the front elevation and a contemporary inset electric fire.

### KITCHEN AREA

18'4" x 11'10"

Fitted with a modern range of gloss fronted base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit with tall stainless steel mixer tap. Appliances comprise an integrated electric double oven, gas hob with cooker hood over, integrated dishwasher and fridge freezer. There is also a breakfast bar with built-in waste drawer, attractive wood effect flooring and recessed spotlights.

### DINING AREA

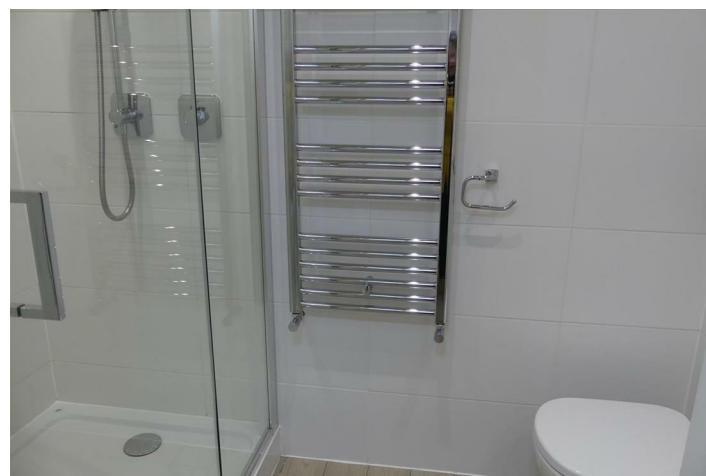
26'3" x 8'10"

A lovely light and airy space having French doors leading out to the rear garden, a window to the rear elevation and three Velux windows. Attractive wood effect flooring, recessed spotlights and a radiator.

### STUDY / BEDROOM FOUR

8'6" x 5'9"

Located off the Kitchen area.





### **SHOWER / UTILITY ROOM**

Fitted with a large walk-in shower and low suite w.c. There is also a heated towel rail, underfloor heating and a closet with plumbing for a washing machine and a tumble dryer outlet.

### **FIRST FLOOR**

#### **BEDROOM ONE**

11'10" x 10'6"

A double bedroom with a window to the front elevation.

#### **BEDROOM TWO**

12'2" x 10'6"

A second double bedroom with window to the rear elevation.

#### **BEDROOM THREE**

8'10" x 7'7"

Having a window to the rear elevation.

#### **BATHROOM**

7'7" x 6'11"

A lovely modern bathroom fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and a vanity unit with wash basin. Heated towel rail, underfloor heating, recessed spotlights, extractor fan, fully tiled walls and floor and a window to the front elevation.

#### **GARDEN**

There is a lawned garden to the rear with a large decked area.

#### **PARKING**

There is a block paved driveway to the front providing parking for two cars.





## COUNCIL TAX

Bradford District Council Tax Band D.

## 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

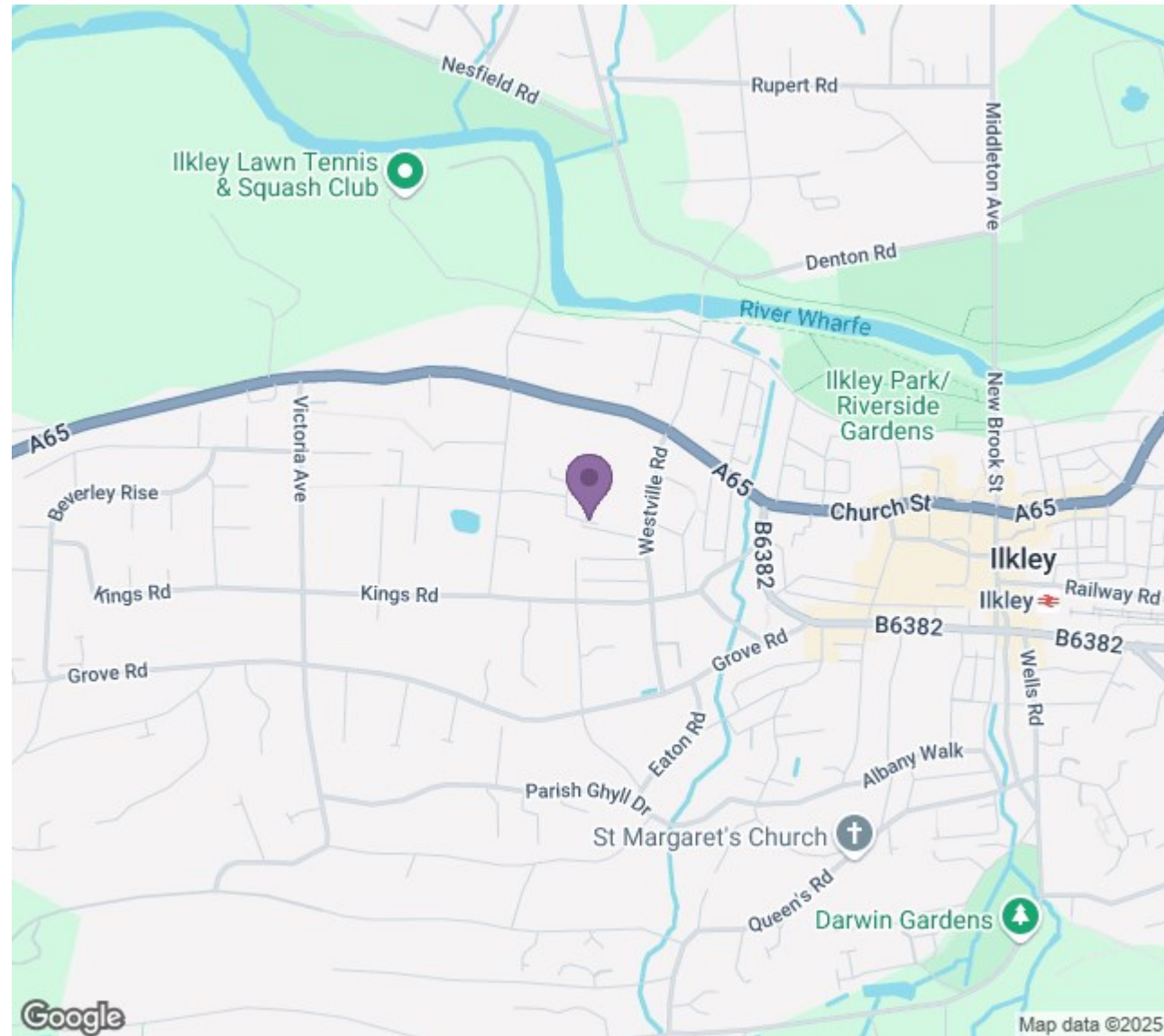
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(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 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