



- Modernised Detached House
- Dining Kitchen
- Spacious Sitting Room
- Study / Dining Room
- Detached Garage

14 Northcroft Grove, Ilkley, LS29 9BB

A beautifully presented, modernised four bedroomed detached house with lawned gardens and a detached garage, located at the end of a cul de sac within walking distance of the town centre. Unfurnished. EPC Rating: D



£1,650 pcm



This beautifully modernised property, with gas fired central heating, double glazing, data points in each room and approximate room sizes, comprises...

GROUND FLOOR

ENTRANCE HALL

A welcoming hallway with a large useful under stairs storage cupboard, which also houses the boiler.

DINING KITCHEN

14' 11" x 8' 3" (4.55m x 2.51m) Fitted with an attractive range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise a built in electric double oven, gas hob with cooker hood over, dishwasher and fridge freezer. There is also a utility cupboard with plumbing for a washing machine and space for a tumble dryer. Vinyl flooring, tiled splash backs and a window to the front elevation.

SITTING ROOM

21' 4" x 12' 7 max" (6.5m x 3.84m) Lovely spacious sitting room having an electric woodburner style fire with wooden over mantle, two radiators, wall lights, television point, telephone point, window to the rear and a patio door leading out to the rear garden.

STUDY / DINING ROOM

9' 8" x 8' 2" (2.95m x 2.49m) With a radiator, television point, telephone point, ceiling coving and a window to the front elevation.

CLOAKROOM

4' 2" x 2' 8" (1.27m x 0.81m) Fitted with a wash basin in a vanity unit and a low suite w.c. Part tiled walls, extractor fan and vinyl flooring.





FIRST FLOOR LANDING

A spacious landing with a radiator, ceiling coving and a window to the rear elevation.

MASTER BEDROOM

13' 3" x 11' 4" (4.04m x 3.45m) With a radiator, television point, telephone point, ceiling coving and a window to the rear elevation.

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle having a thermostatic shower, a vanity unit with wash basin and a low suite w.c. heated towel rail, extractor fan, mirrored cabinet. Fully tiled walls and tiled floor with underfloor heating.

BEDROOM TWO

12' 0" x 7' 9" (3.66m x 2.36m) With a radiator, television point, telephone point, ceiling coving and a window to the rear elevation.

BEDROOM THREE

11' 0" x 9' 8" (3.35m x 2.95m) With a radiator, television point, telephone point, ceiling coving and a window to the front elevation.

BEDROOM FOUR

10' 0" x 7' 9" (3.05m x 2.36m) With a radiator, television point, telephone point, ceiling coving and a window to the front elevation.

HOUSE BATHROOM

A luxury bathroom fitted with a suite comprising a bath with shower over, vanity unit with wash basin and low suite w.c. There is also a heated towel rail, extractor fan and recessed spot lights. Tiled walls and floor with underfloor heating.





GARDENS

There is a lawned garden to the rear with borders and a flagged area. There is also a small lawned garden with planted beds to the front.

GARAGE & PARKING

There is a detached single garage and a paved parking area.

COUNCIL TAX

Band D.

PETS

Please note that this property does not accept pets.

VIEWING ARRANGEMENTS

Strictly by appointment with Whitaker Cadre.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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.



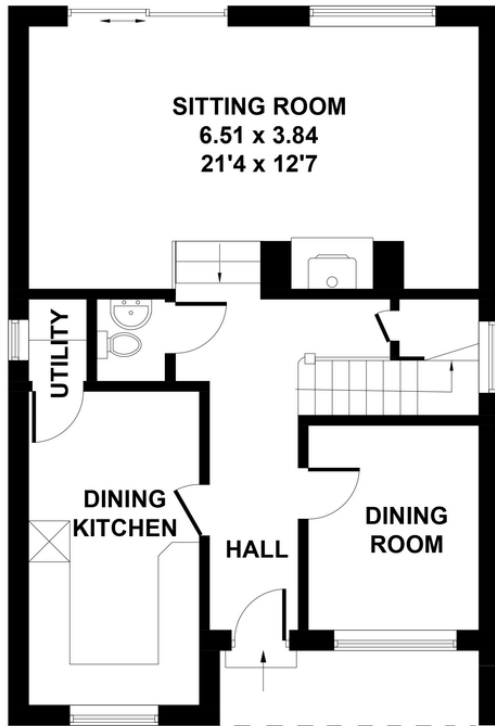
RENTAL PROCEDURE

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.

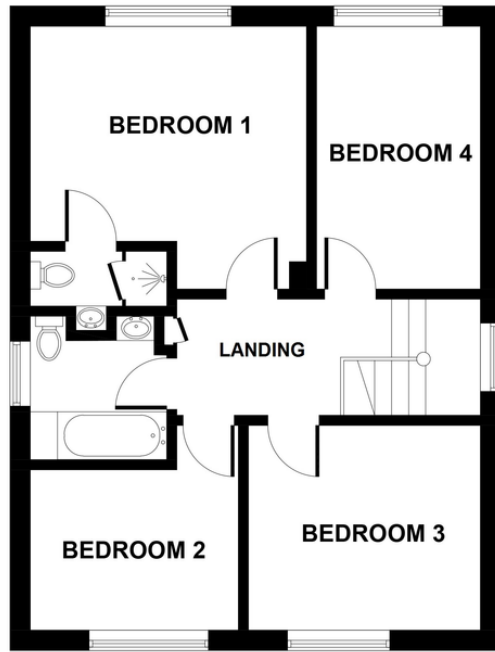
PAYMENTS

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.





GROUND FLOOR



FIRST FLOOR

14 NORTHCROFT GROVE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 603798)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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