



- Mid Town House
- Two Bedrooms
- Sitting Room
- Dining Kitchen

38 Golden Butts Road, Ilkley, West Yorkshire, LS29 8HS

A WELL PRESENTED TWO BEDROOMED MID TOWN HOUSE WITH PAVED GARDEN TO THE REAR AND OFF-STREET PARKING TO THE FRONT

This smartly presented property is situated just off Railway Road, enjoying light and airy accommodation in a convenient location for the railway station and the town centre. Unfurnished.



£725 pcm



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

GROUND FLOOR

SITTING ROOM

15' 1" x 11' 1" max" (4.57m x 3.38m) With a radiator, ceiling cornice, double glazed entrance door, window to the front elevation and staircase leading to the first floor with understairs storage cupboard.

DINING KITCHEN

11' 0" x 9' 2" (3.38m x 2.77m) Fitted with a range of base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an electric oven, a gas hob and a cooker hood. There is space for a fridge freezer and plumbing for a washing machine. Central heating boiler, ceiling cornice and doors leading out to the paved rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

11' 1" x 9' 8" (3.38m x 2.95m) With a radiator, a window to the front elevation and a useful fitted storage cupboard above the stairs bulkhead.

BEDROOM TWO

11' 0" x 6' 5" (3.35m x 1.96m) With a radiator and a window to the rear elevation.

BATHROOM

7' 10" x 4' 7" (2.41m x 1.4m) Fitted with a white suite comprising a panelled bath with shower over and a glass screen, low suite w.c. and pedestal wash basin. There is also an extractor fan and shaver point.





GARDEN

To the rear of the property there is an enclosed paved garden, accessed via the dining kitchen.

PARKING

There is parking for one car to the front of the house.

COUNCIL TAX

Band C.


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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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