



- Second Floor Apartment
- Two Double Bedrooms
- Sitting Room
- Fitted Kitchen

## 7 Tarn Court, Ilkley, LS29 8UE

A spacious two bedroomed second floor apartment with lift access, private ground floor store room, garage and allocated parking space. Unfurnished.



**£825 pcm**



This second floor apartment, with lift access, gas fired central heating, double glazing and approximate room sizes comprises...

### **GROUND FLOOR**

Communal entrance with private store rooms and stairs and a lift to the upper floors.

### **SECOND FLOOR**

#### **ENTRANCE HALL**

9' 2" x 8' 6" (2.79m x 2.59m) With radiator.

#### **INNER HALLWAY / DINING AREA**

17' 1" x 9' 4 max" (5.21m x 2.84m) With a radiator, ceiling cornice, window, a small recessed cupboard and French doors opening to a balcony.

#### **SITTING ROOM**

19' 1" x 12' 11" (5.82m x 3.94m) A lovely light sitting room having windows to both sides, two radiators, a television point and ceiling coving.

#### **KITCHEN**

9' 9" x 9' 5" (2.97m x 2.87m) Fitted with a range of cream Shaker style base and wall units having complementary work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise and electric oven, electric hob with cooker hood over, a fridge freezer and a washing machine. Recessed spot lights, a radiator and laminate flooring. Window with long distance views towards Middleton.

#### **BEDROOM ONE**

12' 11" x 10' 10" (3.94m x 3.3m) Having a television point, telephone point, radiator, window and recessed cupboard.

#### **BEDROOM TWO**

9' 10" x 8' 6" (3m x 2.59m) With a radiator and window.





### **BATHROOM**

7' 8" x 6' 4" (2.34m x 1.93m) Fitted with a white suite comprising a panelled bath, shower enclosure, pedestal wash basin and low suite w.c. Heated towel rail, fully tiled walls and laminate flooring.

### **STORE ROOM**

The apartment has a store room on the ground floor.

### **GARAGE & PARKING**

The property comes with a single garage and also has one allocated car parking space.

### **COUNCIL TAX**

Band D.

### **PETS**

Please note that this property does not accept pets.

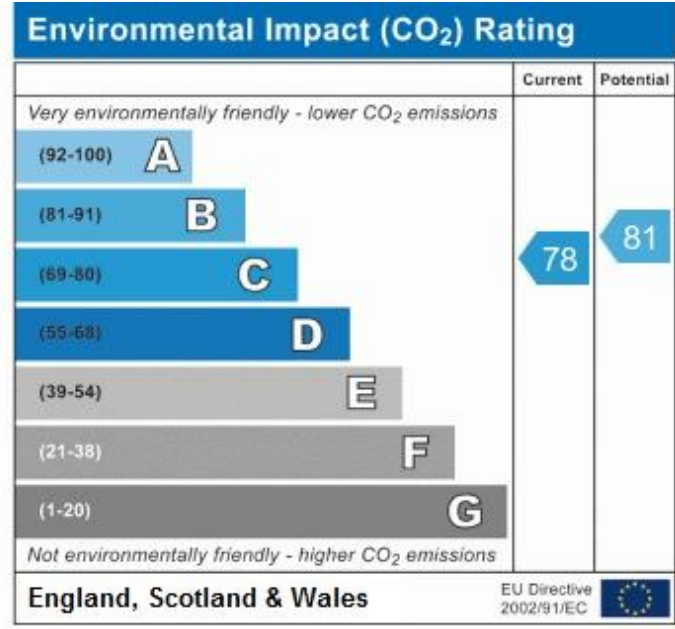
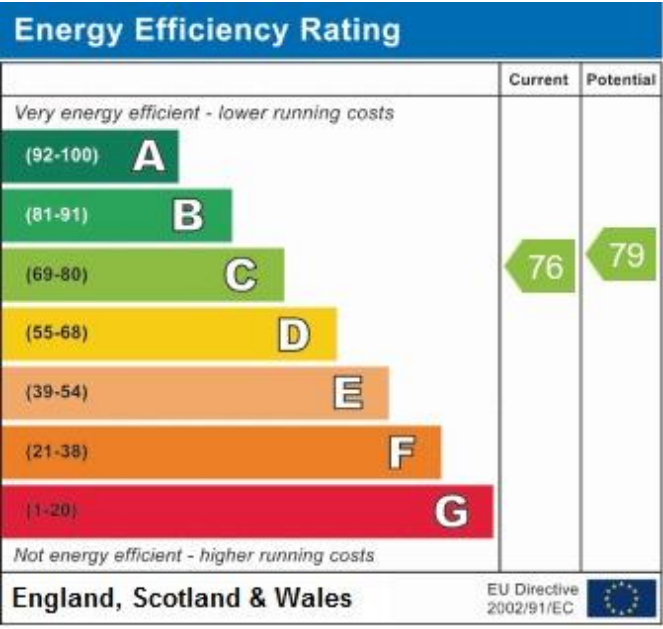
### **AGENTS NOTES**

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.

Address:  
7 Tarn Court, Ilkley, LS29 8UE

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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

