



- Second Floor Apartment
- Two Double Bedrooms
- Sitting Room
- Kitchen and Dining Area

3 The Rhyddings, Riddings Road, Ilkley, LS29 9LU

A spacious top floor apartment with sitting room, kitchen with dining area, two double bedrooms and bathroom. Parking for one car. Central location within a short walk of the railway station. Unfurnished. Available Mid-November.

£825 pcm



This lovely spacious top floor apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

Shared with just one other apartment.

SECOND FLOOR

ENTRANCE HALL

Having a radiator and a frosted glass window.

SITTING ROOM

15' 0" x 14' 10 max" (4.57m x 4.52m) Large sitting room having an exposed brick fireplace with a decorative inset fire, a radiator, telephone point and folding wooden shutters to the window, which overlooks Riddings Road.

KITCHEN AREA

8' 8" x 7' 4" (2.64m x 2.24m) Fitted with a range of cream base and wall units having wooden work surfaces, a white sink unit and dark tiled splash backs. Appliances comprise an integrated electric oven with five ring gas hob and a stainless steel cooker hood. Wood effect laminate flooring.

DINING AREA

7' 3" x 7' 2" (2.21m x 2.18m) Open to the kitchen area, the dining area has a radiator and a large wood framed Velux window.

BEDROOM ONE

15' 0" x 10' 8" (4.57m x 3.25m) A generously proportioned double bedroom having a built in wardrobe, radiator, wood effect laminate flooring and a window.





BEDROOM TWO

12' 8" x 10' 10" (3.86m x 3.3m) A second double bedroom having a radiator, telephone point and large window.

BATHROOM

11' 3" x 5' 5" (3.43m x 1.65m) The spacious bathroom is fitted with a white suite comprising a panelled bath with shower over and folding shower screen, twin basins and a w.c. Extractor fan, recessed spot lights, part tiled walls and a frosted glass window.

STORE ROOM

8' 4" x 2' 8" (2.54m x 0.81m) Located just outside the apartment there is a useful store room which also houses the central heating boiler.

PARKING

The apartment has parking available for one car, with tenants required to obtain a resident's permit.

PETS

Please note that this property does not accept pets.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(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	

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.

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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