



- First Floor Flat
- Two Double Bedrooms
- Open Plan Living Area
- Well Equipped Kitchen
- Garage

3 Parish Ghyll Court, 12 Parish Ghyll Road, Ilkley, LS29 9NE

£875 pcm

A WELL PRESENTED TWO BEDROOMED FIRST FLOOR APARTMENT WITH GARAGE, SITUATED JUST OFF THE GROVE

This lovely property is situated in the heart of Ilkley and briefly comprises an entrance hall with large storage cupboard, open plan living area with well equipped kitchen, two double bedrooms and a bathroom. The apartment also has a single garage with a tap, light and power.



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

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Having an entry phone, radiator and cupboard housing the central heating boiler and a washer dryer.

OPEN PLAN LIVING AREA

Comprising:

SITTING ROOM

16' 5 + bay' x 12' 2 max" (5m x 3.71m) With a living flame gas fire, bay window to the front elevation with patio doors to a Juliet balcony, attractive wood effect flooring, coving, television point, telephone point and wall lights.

KITCHEN

9' 11" x 7' 7" (3.02m x 2.31m) Fitted with a range of base and wall units having granite work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, ceramic hob with stainless steel cooker hood, fridge freezer and dishwasher. Window to the front elevation.

BEDROOM ONE

12' 6 to wardrobe" x 9' 0" (3.81m x 2.74m) Having a built in wardrobe, radiator, telephone point and window to the rear elevation.





BEDROOM TWO

11' 2" x 8' 11" (3.4m x 2.72m) Having a built in wardrobe, radiator and window to the rear elevation.

BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) Fitted with a white suite comprising a panelled bath with shower over and glass screen, low suite w.c. and a pedestal wash basin. There is also an extractor fan and an illuminated mirror. Tiled floor and part tiled walls.

STORE ROOM

9' 1" x 4' 3" (2.77m x 1.3m) There is a spacious store room off the hall with shelving, a hanging rail and coat hooks.

GARAGE

16' 1" x 7' 10" (4.9m x 2.39m) The property has a single garage with a tap, light and power.

PLEASE NOTE

Please note that this property does not accept pets.

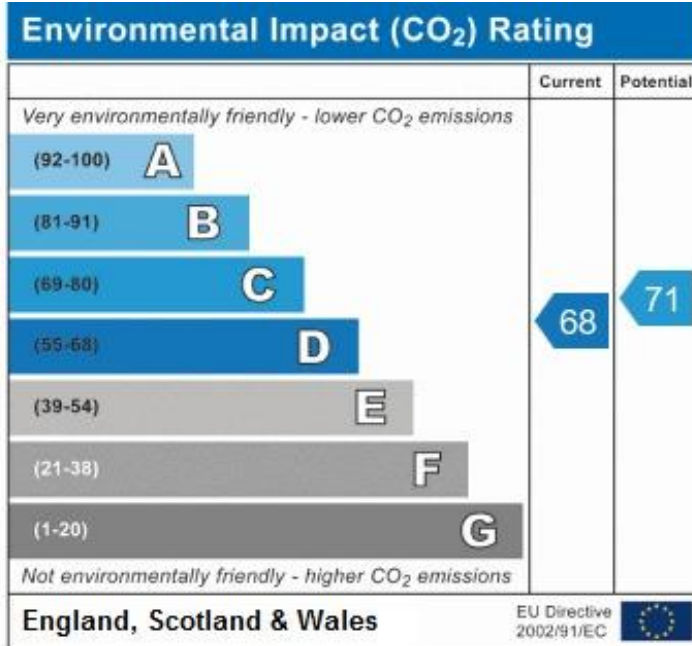
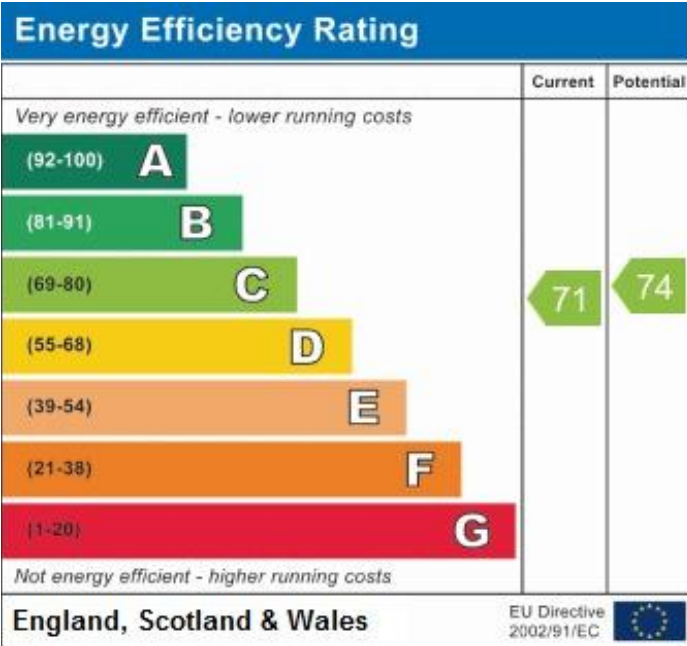
ADDITIONAL NOTE

Our clients are looking for a minimum 12 month initial tenancy term.

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:
Flat 3, Parish Ghyll Court, 12 Parish Ghyll Road, Ilkley, LS29 9NE

18 Church Street, Ilkley, West Yorkshire, LS29 9DS

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

