



- Top Floor Flat
- Three Bedrooms
- Spacious Sitting Room
- Breakfast Kitchen
- Bathroom

## Flat 2, 58a The Grove, Ilkley, LS29 9PA

A beautifully spacious apartment situated in the heart of Ilkley and newly decorated throughout. The accommodation briefly comprises an entrance hall with storage, large sitting room, breakfast kitchen, three generously proportioned bedrooms and a bathroom. EPC Rating: E



**£795 pcm**





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

## GROUND FLOOR

### COMMUNAL ENTRANCE

With stairs to the upper floors.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

Having an entry phone, two radiators and a range of large built in storage cupboards.

### SITTING ROOM

16' 0" x 15' 0" (4.88m x 4.57m) A lovely light sitting room with attractive stone mullion windows to the front elevation affording long distance views up to Ilkley moor, a decorative fireplace with tiled surround and hearth, television point, telephone point and two radiators.

### BREAKFAST KITCHEN

15' 7" x 7' 7" (4.75m x 2.31m) Fitted with a range of cream base and wall units having wood effect work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, ceramic hob with stainless steel cooker hood, integrated slimline dishwasher and plumbing for a washing machine. Decorative feature range, built in cupboards, radiator, new tile effect flooring and a sash window to the rear elevation offering long distance views towards Middleton.

### BEDROOM ONE

16' 9 into recess" x 10' 2" (5.11m x 3.1m) A spacious and light double bedroom with a radiator, picture rail and stone mullion windows to the front elevation with views to Ilkley Moor.





### **BEDROOM TWO**

20' 7" x 9' 7" (6.27m x 2.92m) A second double bedroom with two radiators, telephone point and sash window to the rear elevation.

### **BEDROOM THREE**

14' 11" x 7' 0" (4.55m x 2.13m) With picture rail, radiator and sash window to the rear elevation.

### **BATHROOM**

11' 5" x 5' 1" (3.48m x 1.55m) Fitted with a white suite comprising panelled bath with shower over and glass screen, low suite w.c. and vanity unit with wash basin. Heated towel rail, extractor fan, vinyl flooring, tiled windows and a sash window to the rear elevation.

### **COUNCIL TAX**

Band D.

### **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.





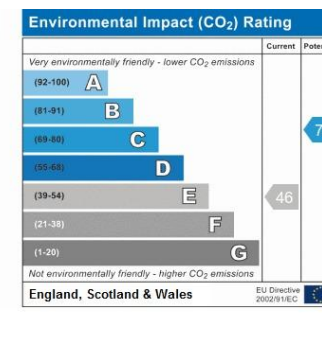
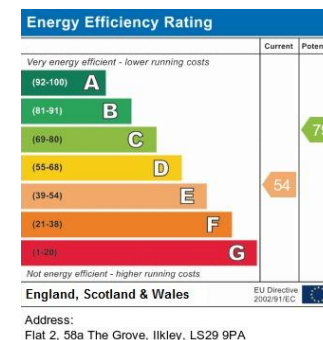
**GROUND FLOOR**

**FLAT 2, 58A THE 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 622718)

**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.



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.