



- Smart Ground Floor Apartment
- Two Bedrooms + Study
- Spacious Modern Kitchen
- Modern Shower Room
- Garage

8 Marlborough Court, Bradford Road, Menston, Ilkley, LS29 6DD

£850 pcm

A FULLY NEWLY REFURBISHED AND DECORATED TWO BEDROOMED FURNISHED GROUND FLOOR APARTMENT WITH A STUDY AND GARAGE

This smartly presented bright, light and well-appointed apartment has been fully refurbished with high quality fixtures and fittings and is situated in the popular village of Menston, which has a regular direct train service into Leeds and Bradford. A linen laundry service for bed linen and towels is also included in the rent.



This beautifully finished and furnished property, with electric heating, double glazing and approximate room sizes, comprises...

ENTRANCE

With wood effect flooring, recessed spot lights, useful storage cupboard and entry phone.

SITTING ROOM

14' 8" x 11' 4" (4.47m x 3.45m) A nicely proportioned, stylish sitting room having wood effect flooring, electric radiator, wall lights, television cable and a lovely large window to the front elevation.

KITCHEN

11' 11" x 8' 0" (3.63m x 2.44m) The newly installed spacious dual aspect kitchen is fitted with a range of cream base and wall units having dark laminated work surfaces, a breakfast bar and a stainless steel sink unit with mixer tap. The brand new integrated appliances comprise an electric oven, under counter fridge, under counter freezer, slimline dishwasher, four ring ceramic hob and stainless steel cooker hood. There is also a washer dryer. Windows to both the front and side elevation.

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) Having wood effect flooring, an electric radiator, fitted wardrobe and window to the rear elevation.

BEDROOM TWO

8' 2" x 7' 1" (2.49m x 2.16m) Having wood effect flooring, electric radiator, fitted wardrobe and window to the rear elevation.





STUDY

8' 5" x 5' 10" (2.57m x 1.78m) With wood effect flooring, recessed spot lights, electric radiator and window to the rear elevation.

SHOWER ROOM

9' 4 max" x 5' 2" (2.84m x 1.57m) The lovely modern shower room has a large walk-in shower enclosure with electric shower, a vanity unit with wash basin and a low suite w.c. There is also an extractor fan, recessed spot lights, a heated towel rail, a mirrored cabinet and a window to the side elevation.

GARAGE

The apartment has a single garage, located in a block behind the apartment.

NOTE

Linen laundry (ie for towels and bedding) is also included in the rent.

A monthly clean is also included.

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.





RENTAL PROCEDURE

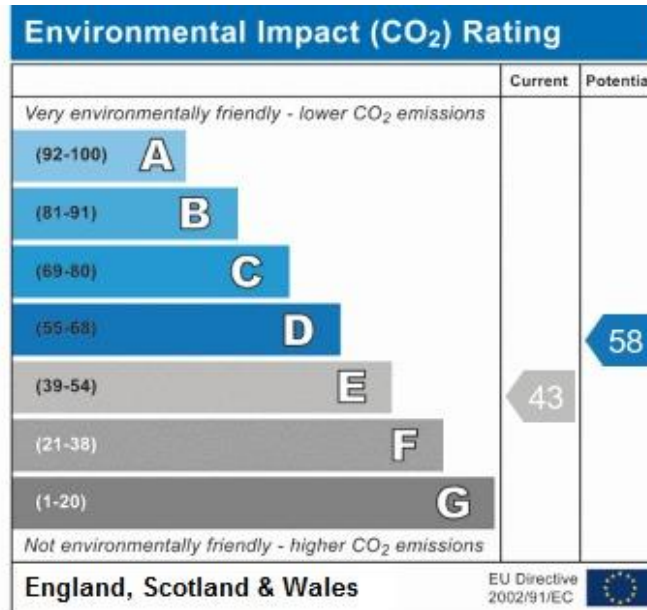
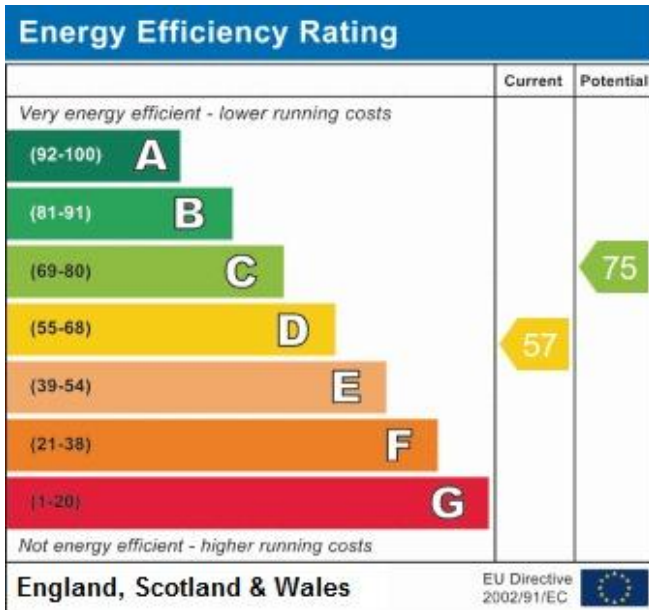
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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:
8 Marlborough Court, Bradford Road, Menston, Ilkley, LS29 6DD

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.