



- Beautiful Semi Detached House
- Sitting Room
- Large Modern Dining Kitchen
- Stylish Bathroom
- Garden to the Rear

12 Northcroft Grove, Ilkley, LS29 9BB

A beautifully renovated three / four bed roomed property with rear garden and driveway parking for two cars, tucked away in a quiet cul-de-sac yet within walking distance of the town centre.



£1,550 pcm



IMPORTANT NOTE

Due to restrictions in place due to Covid-19 we have been unable to visit the property to take our own photographs and measurements, and all information has been kindly provided by the owner. Consequently some of the photographs may appear distorted but have been included to give potential tenants an idea of the quality of accommodation provided.

The property, which was fully renovated throughout in 2017, has gas fired central heating, double glazing, an intruder alarm and with approximate room sizes, comprises...

GROUND FLOOR

ENTRANCE

Accessed via a covered porch area to the front.

SITTING ROOM

11' 9" x 9' 10" (3.6m x 3.3m) Having a large bay window to the front elevation and a contemporary inset electric fire.

KITCHEN AREA

18' 4" x 11' 9" (5.6m x 3.6m) Fitted with a modern range of gloss fronted base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit with tall stainless steel mixer tap. Appliances comprise an integrated electric double oven, gas hob with cooker hood over, integrated dishwasher and fridge freezer. There is also a breakfast bar with built-in waste drawer, attractive wood effect flooring and recessed spotlights.

DINING AREA

26' 2" x 8' 10" (8.0m x 2.7m) A lovely light and airy space having French doors leading out to the rear garden, a window to the rear elevation and three Velux windows. Attractive wood effect flooring, recessed spotlights and a radiator.





STUDY / BEDROOM FOUR

8' 6" x 5' 8" (2.6m x 1.75m) Located off the Kitchen area.

SHOWER / UTILITY ROOM

Fitted with a large walk-in shower and low suite w.c. There is also a heated towel rail, underfloor heating and a closet with plumbing for a washing machine and a tumble dryer outlet.

FIRST FLOOR

BEDROOM ONE

11' 9" x 10' 5" (3.6m x 3.2m) A double bedroom with a window to the front elevation.

BEDROOM TWO

12' 1" x 10' 5" (3.7m x 3.2m) A second double bedroom with window to the rear elevation.

BEDROOM THREE

8' 10" x 7' 6" (2.7m x 2.3m) Having a window to the rear elevation.

BATHROOM

7' 6" x 6' 10" (2.3m x 2.1m) A lovely modern bathroom fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and a vanity unit with wash basin. Heated towel rail, underfloor heating, recessed spotlights, extractor fan, fully tiled walls and floor and a window to the front elevation.

GARDEN

There is a lawned garden to the rear with a large decked area.

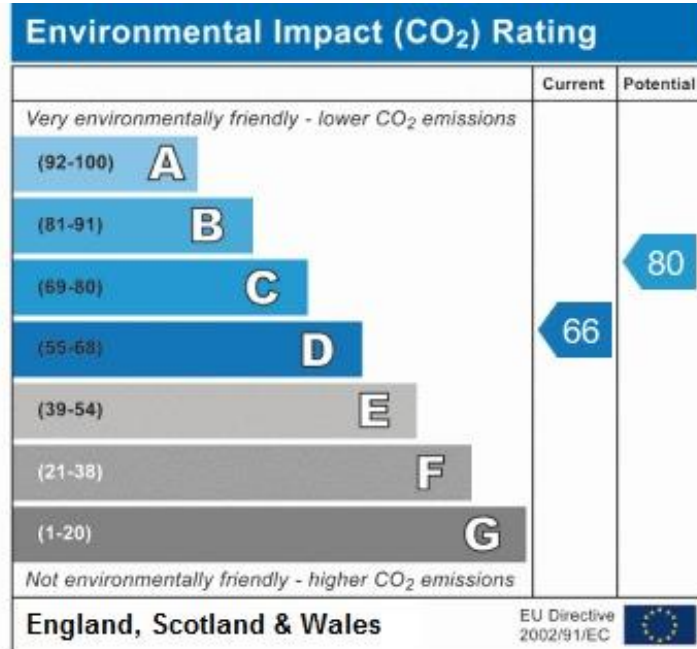
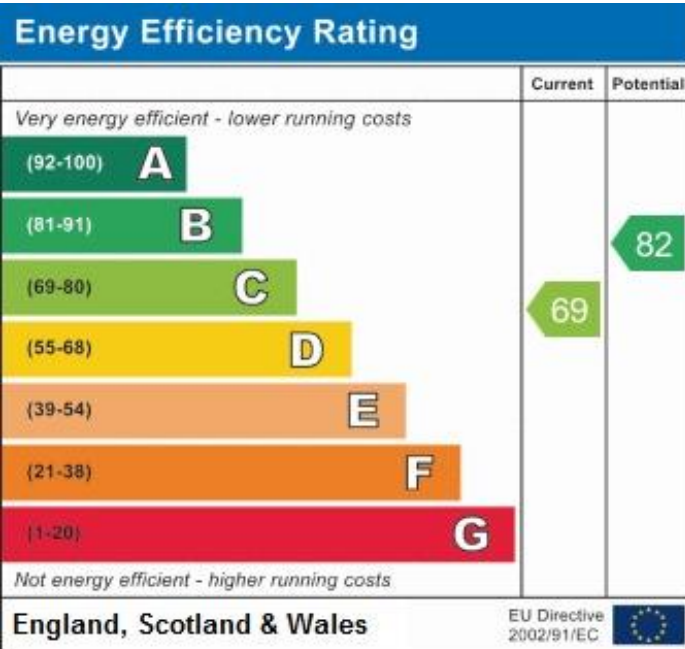
PARKING

There is a block paved driveway to the front providing parking for two cars.

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.

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:
12 Northcroft Grove, Ilkley, LS29 9BB

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 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

