



- Lower Ground Floor Apartment
- One Bedroom
- Sitting Room
- Modern Kitchen
- Parking Space to the Rear

## Flat 1, 13 Parish Ghyll Road, Ilkley, LS29 9NG

An elegant, spacious one bed roomed lower ground floor apartment located in the heart of Ilkley and with the benefit of a parking space to the rear.



**£625 pcm**





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

### LOWER GROUND FLOOR

#### HALLWAY

12' 8" x 7' 0" (3.86m x 2.13m) Spacious entrance with radiator, telephone point and a built-in storage cupboard.

#### SITTING ROOM

19' 0" into bay" x 15' 2" (5.79m x 4.62m) A lovely elegant room with a generous bay window to the front elevation, an electric fire, fitted shelving, picture rail and ceiling cornice.

#### KITCHEN

10' 11" x 7' 7" (3.33m x 2.31m) Fitted with a range of Shaker style base and wall units having wood effect work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, electric hob and cooker hood. There is also a washing machine and an under counter fridge with ice box. Boiler, radiator, vinyl flooring and a window to the rear elevation.



#### BEDROOM

14' 5" x 11' 8" (4.39m x 3.56m) A double bedroom with a recessed walk in wardrobes, radiator, dado rail and a window to the rear elevation.



#### SHOWER ROOM

7' 0" x 5' 5" (2.13m x 1.65m) Fitted with a white suite comprising a large walk-in shower enclosure with electric shower, a low suite w.c. and a pedestal wash basin. There is also a heated towel rail, a mirror, vinyl flooring and a window to the side elevation.



### **OUTSIDE**

The property has attractive communal gardens.

### **PARKING**

The apartment has one allocated parking space, located to the rear of the property.

### **COUNCIL TAX**

Band C.

### **AGENTS NOTES**

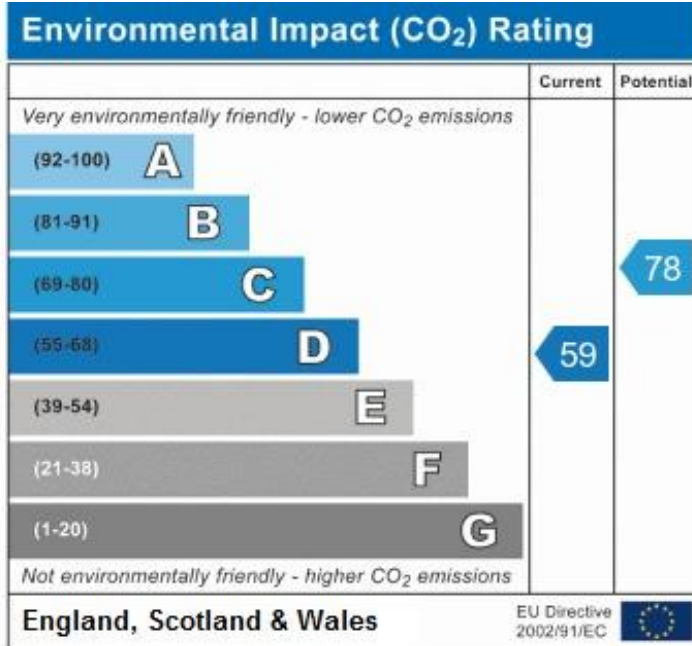
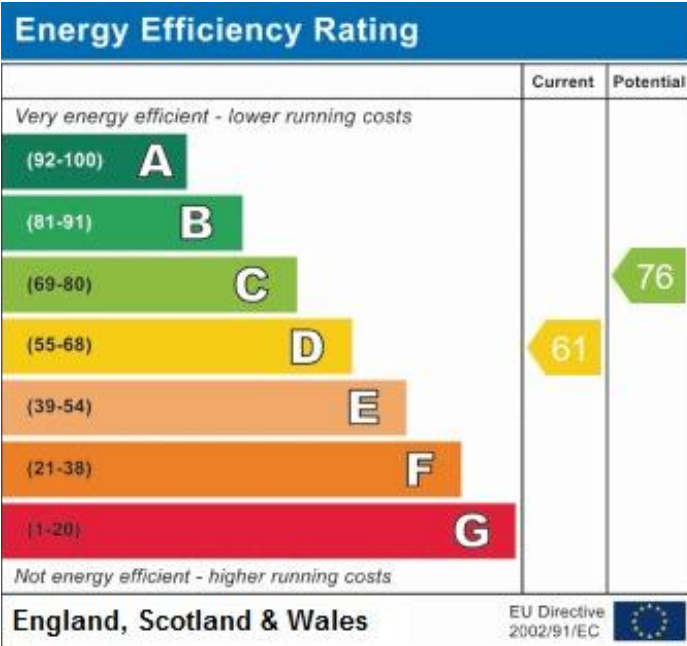
All our properties are to be let on an assured shorthold tenancy agreement for an initial six-month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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:  
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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 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