



40a Station Road, Burley In Wharfedale, Ilkley, LS29 7NE

£550 pcm

A SPACIOUS TWO BEDROOMED SPLIT LEVEL APARTMENT SITUATED IN THE HEART OF THIS POPULAR VILLAGE

Arranged over three floors, the property is situated just a short walk from the train station and offers accommodation briefly comprising a kitchen, sitting room, dining room / snug, bathroom and two double bedrooms. Unfurnished.

- Split Level Apartment
- Two Double Bedrooms
- Kitchen
- Sitting Room
- Dining Room / Study



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

GROUND FLOOR

KITCHEN

10' 2" x 7' 9" (3.1m x 2.36m) Fitted with a range of base and wall units having complementary worktops. Appliances comprise an integrated electric oven and gas hob with cooker hood over. There is also plumbing for a washing machine and space for a fridge freezer. Vinyl flooring, window to the rear elevation and main entrance door to the rear.

FIRST FLOOR

SITTING ROOM

14' 0 max" x 13' 6 (to bay)" (4.29m x 4.11m) Having a decorative fire in attractive stone surround, radiator and a bay window to the front elevation.

DINING ROOM / SNUG / STUDY

10' 8" x 10' 0" (3.25m x 3.05m) Having a useful built in cupboard, radiator and window to the rear elevation.

Leads through to:

BATHROOM

Accessed through the Dining Room / Snug the bathroom is fitted with a white suite comprising a panelled bath with electric shower over, pedestal basin and low suite w.c. Part tiled walls, radiator and window to the rear elevation.





SECOND FLOOR

BEDROOM ONE

19' 7 (to eaves)" x 14' 0max" (5.94m x 3.66m) A spacious double bedroom having fitted wardrobes and cupboards, a radiator and a dormer window to the front elevation.

BEDROOM TWO

12' 9" x 9' 2" (3.89m x 2.79m) A second double bedroom having fitted cupboards, a radiator and window to the rear elevation.

OUTSIDE

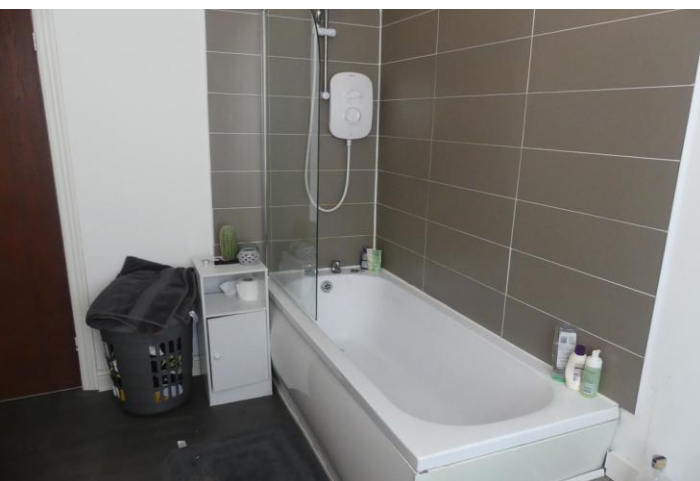
There is a small outhouse in the yard to the rear, which houses the boiler.

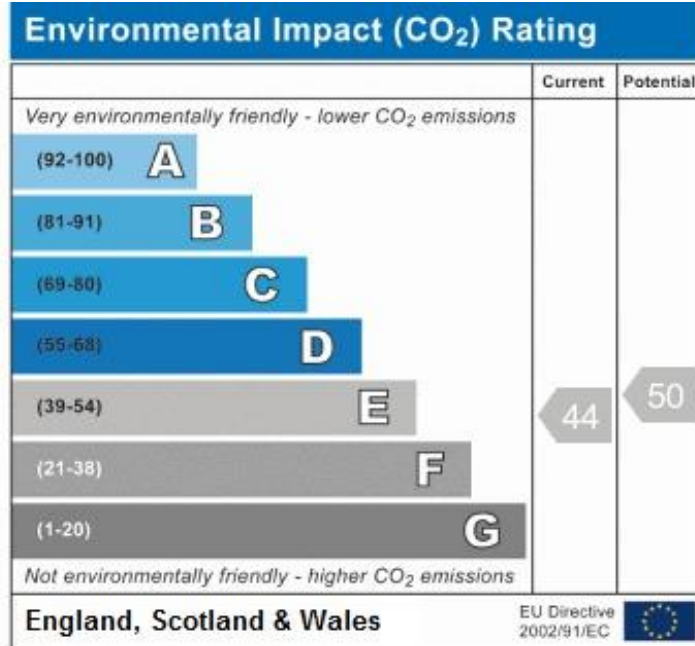
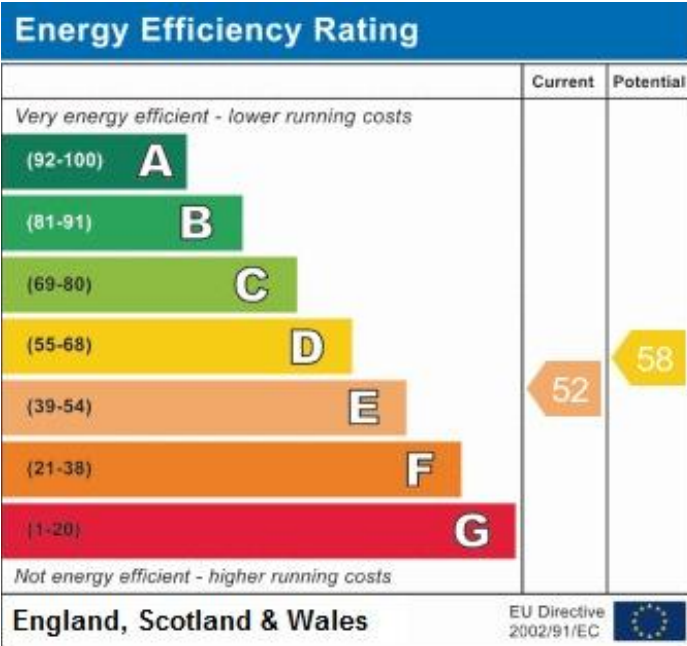
AGENTS NOTES

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