



- First Floor Apartment
- Open Plan Living Area
- Well Equipped Kitchen Area
- Spacious Double Bedroom

7 Arkendale Court, Melbeck Close, Menston, Ilkley, LS29 6RS

This stylish first floor apartment is set within beautifully maintained grounds and offers spacious accommodation comprising an open plan living area with well equipped kitchen, modern bathroom and double bedroom. The apartment comes with one allocated car parking space and is within walking distance of Menston train station. Unfurnished. EPC Rating: C

£675 pcm



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

GROUND FLOOR

COMMUNAL ENTRANCE

The communal entrance is shared with three other apartments and has stairs to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL

14' 2" x 3' 8" (4.32m x 1.12m) Having an entry phone, radiator, boiler cupboard and additional storage cupboard.

OPEN PLAN LIVING AREA

18' 9 max" x 16' 2 overall" (5.72m x 4.93m) Comprising...

LIVING AREA

Lovely living area with high ceilings, two large windows to the rear elevation, television points, telephone point and two radiators.

KITCHEN AREA

Well equipped kitchen fitted with a modern range of base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. Integrated appliances comprise a fridge freezer, electric oven, four ring gas hob with cooker hood, dishwasher and washer dryer. Recessed spotlights and tiled floor.

BEDROOM

19' 5 max" x 11' 2 max" (5.92m x 3.4m) Lovely room having two large windows to the front elevation, television point, telephone point and a radiator.





BATHROOM

9' 1" x 5' 6" (+ door recess)" (2.77m x 1.68m) Beautiful modern bathroom fitted with a panelled bath having rainfall shower over, low suite w.c. and vanity unit wash basin. Shaver point, two large heated towel rails, vinyl flooring and part tiled walls.

PARKING

The apartment has one allocated car parking space.

ADDITIONAL NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

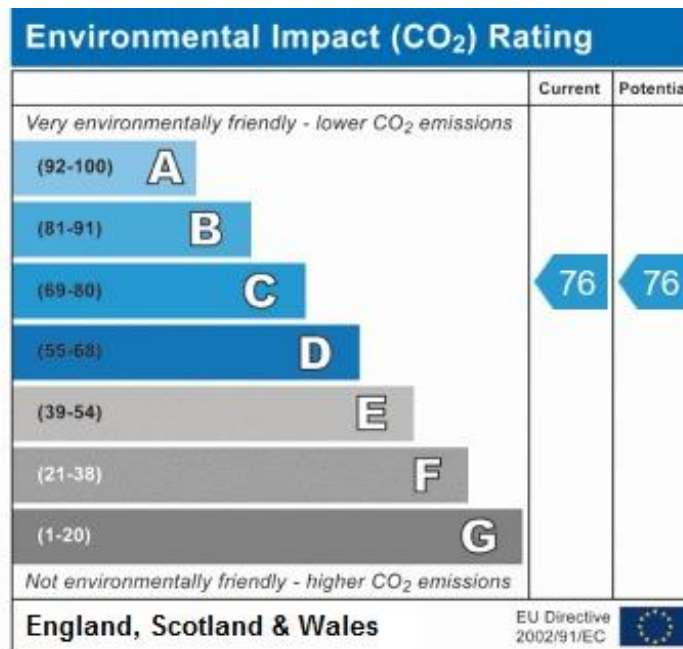
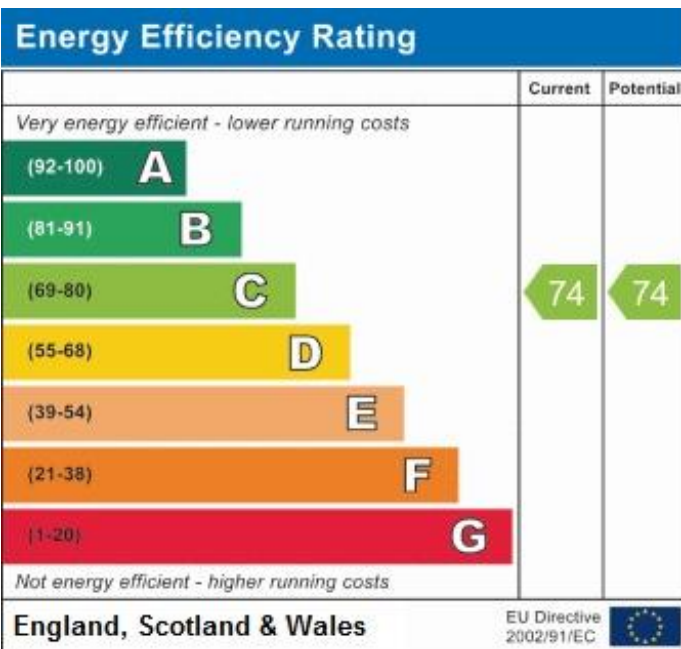
AGENTS NOTES

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 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 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.

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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 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