



- Modern Town House
- Four Bedrooms
- Sitting Room
- Dining Kitchen

## **2 Elim Court, Wharfe View Road, Ilkley, LS29 8DY**

A well presented modern family home in the heart of Ilkley offering spacious living accommodation arranged over three floors, along with a lawned garden with patio top the rear, an integral garage and off street parking to the front. Unfurnished.



**£1,495 pcm**



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

## GROUND FLOOR

### ENTRANCE HALL

20' 4" x 6' 4" (max)" (6.2m x 1.93m) Having laminate flooring and a radiator.

### UTILITY

Located just off the hallway the utility has an extractor fan and plumbing for washing machine.

### CLOAKROOM

Fitted with a low suite w.c. and wash basin. Extractor fan, heated towel rail and laminate flooring.

### BEDROOM FOUR / PLAYROOM

16' 4" x 13' 1" (4.98m x 3.99m) A lovely room having French doors opening out onto the rear patio area and lawn beyond. There is a radiator, television point, telephone point and a range of built-in cupboards.

## FIRST FLOOR

### LANDING

With radiator and a window to the front elevation.

### SITTING ROOM

16' 3" x 16' 0" (4.95m x 4.88m) Good sized sitting room with a contemporary gas fire set in attractive surround, radiator, wall lights, television point and telephone point.

There is a window to the rear elevation and French doors opening on to balcony which overlooks the rear garden and beyond.

### DINING KITCHEN

23' 0" x 9' 5" (7.01m x 2.87m) Fitted with a modern range of base and wall units having complementary quartz work surfaces and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven with five ring gas hob, cooker hood and dishwasher. There is also a radiator, television point, laminate flooring and window to the front elevation.





## SECOND FLOOR

### LANDING

With radiator.

### BEDROOM TWO

15' 11" x 9' 5" (4.85m x 2.87m) With television point, telephone point, radiator and a window to the rear elevation.

### EN-SUITE SHOWER ROOM

5' 11" x 5' 8" (1.8m x 1.73m) Fitted with a modern white suite comprising shower enclosure quadrant doors, vanity unit with wash basin and a low suite w.c. There is also an extractor fan, heated towel rail and a Velux window.

### BEDROOM THREE

16' 11" x 9' 5" (5.16m x 2.87m) With radiator, television point, telephone point and window to the front elevation.

### HOUSE BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) Fitted with a modern white suite comprising a panelled P-shaped bath with shower over, wash basin and low suite w.c. Heated towel rail, extractor fan and shaver point.

### STUDY AREA

16' 0" x 6' 5" (4.88m x 1.96m) With wall lights, radiator and a window to rear elevation.



## THIRD FLOOR


### MASTER BEDROOM

16' 3" x 15' 3" (4.95m x 4.65m) With radiator, television point, telephone point, built in wardrobe and Velux window.

### EN-SUITE SHOWER ROOM

7' 6" x 7' 1" (2.29m x 2.16m) With shower cubicle, wash basin and low suite w.c. Heated towel rail, shaver point and extractor fan.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:

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### GARDENS

The property has a lawned garden to the rear with paved patio area.

### GARAGE

There is a blocked paved driveway to the front leading to an integral garage with light and power.

### PETS

Please note that this property does not accept pets.

### 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.

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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