



- Top Floor Apartment
- Furnished
- One Bedroom
- Open Plan Living Area
- Shower Room

Flat 5, 40 Back Weston Road, Ilkley, LS29 8DN

A furnished one bedroomed third floor apartment, situated in the heart of Ilkley and having long distance views towards the Cow and Calf rocks on Ilkley Moor.



£575 pcm



This fully furnished apartment, with double glazing, electric heating and approximate room sizes comprises...

GROUND FLOOR

With stairs to the upper floors.

THIRD FLOOR

ENTRANCE HALL

The spacious entrance hall has wood effect flooring, an electric radiator and a cupboard housing the hot water tank.

OPEN PLAN LIVING AREA

14' 8 max" x 13' 9 max overall" (4.47m x 4.19m)

Comprising:

SITING ROOM

With wood effect flooring, wall lights, electric radiator, television and telephone points and French doors opening onto a small balcony to the front elevation with long distance views up towards Ilkley Moor.

KITCHEN

Fitted with a range of white base units having wooden work surfaces and a stainless steel sink unit with mixer tap. There is also an illuminated wall unit. The integrated appliances comprise an electric oven with four ring electric hob and stainless steel cooker hood, a small larder fridge, a slimline dishwasher and a washer dryer. Wood effect flooring.

BEDROOM

13' 2" x 9' 6 (+ recess)" (4.01m x 2.9m) The spacious double bedroom has an electric radiator, wall light, window to the rear elevation and a Velux window to the rear.





SHOWER ROOM

6' 10" x 5' 1" (2.08m x 1.55m) Fitted with a white suite comprising a wall-mounted basin, low suite w.c. and a shower enclosure. Recessed spotlights, extractor fan, vinyl flooring and part tiled walls.

OUTSIDE

There is a small balcony accessed from the Living Area.

COUNCIL TAX

Band A.

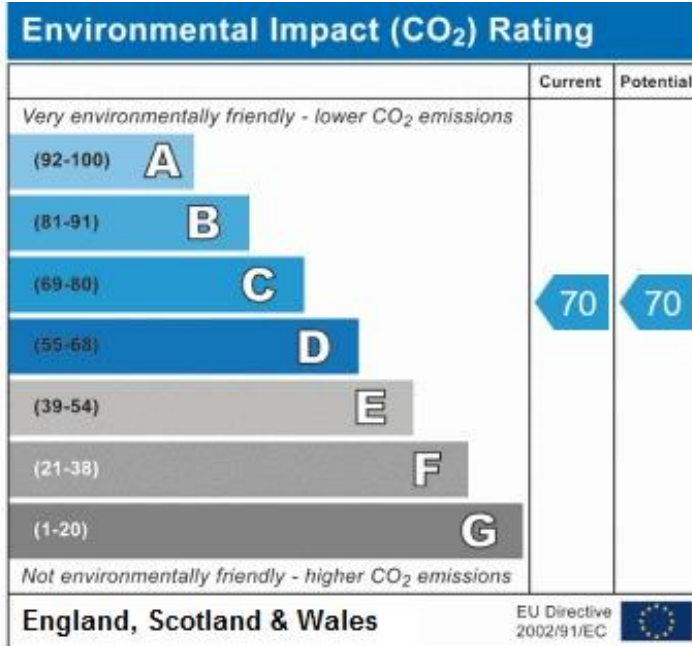
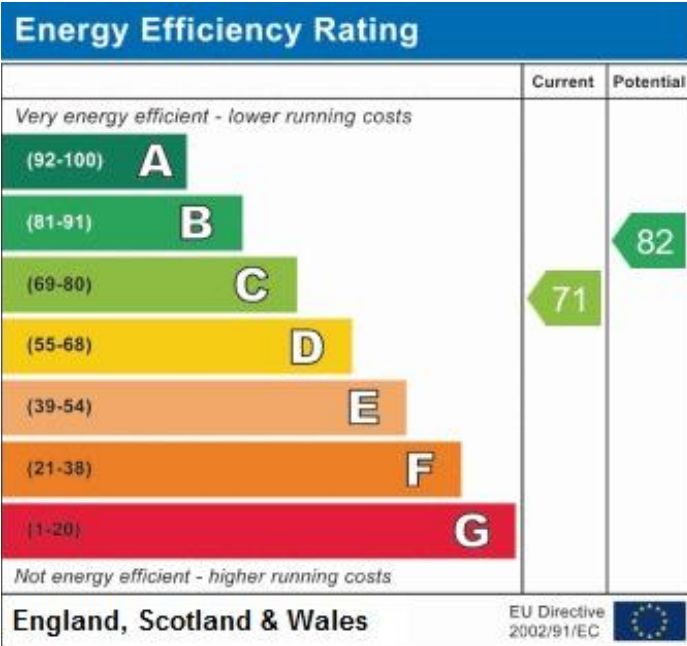
AGENTS NOTES

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