



- Semi Detached House
- Three Bedrooms
- Sitting Room
- Spacious Kitchen
- Lawned Garden to the Rear

### **19 Wyvil Crescent, Ilkley, LS29 8ND**

A well presented three bedroomed semi detached house with a spacious kitchen, lovely lawned rear garden, single garage and driveway. Unfurnished.



**£895 pcm**



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

#### **HALLWAY**

10' 3" x 4' 5" (3.12m x 1.35m) Having a radiator.

#### **SITTING ROOM**

18' 0" x 11' 1" (max)" (5.49m x 3.38m) This dual aspect living room has a window to the front elevation and French doors leading out to the garden to the rear. There is an electric fire with an attractive wooden surround, a radiator and ceiling cornice.

#### **BREAKFAST KITCHEN**

13' 7" (+ small recess)" x 10' 2" (4.14m x 3.1m) The spacious kitchen is fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, gas hob with cooker hood and a fridge freezer. There is also space and plumbing for washing machine and dishwasher. An understairs cupboard houses the boiler and there is a window overlooking the rear garden and a door to the side elevation.



#### **FIRST FLOOR**

##### **MASTER BEDROOM**

11' 1" x 10' 1" (3.38m x 3.07m) A nice sized double bedroom with ceiling cornice, radiator and a window to the rear elevation.

##### **BEDROOM TWO**

10' 3" x 10' 2" (3.12m x 3.1m) A further double bedroom with ceiling cornice, radiator and a window overlooking the rear garden.



### **BEDROOM THREE**

8' 1" x 7' 8" (2.46m x 2.34m) A single bedroom with ceiling cornice, radiator and a window to the front elevation.

### **BATHROOM**

7' 2" x 4' 8" (2.18m x 1.42m) Fitted with a white suite comprising a panelled bath with mixer shower over, low suite w.c. and a pedestal wash basin. There is also a heated towel rail and an extractor fan. Part tiled wall, vinyl flooring and a window to the front elevation.

### **OUTSIDE**

#### **GARDENS**

There is a lovely lawned garden with paved seating area to the rear of the property and a low maintenance garden area to the front.

#### **GARAGE & PARKING**

The property has a single garage and a driveway to the front providing additional off street parking.

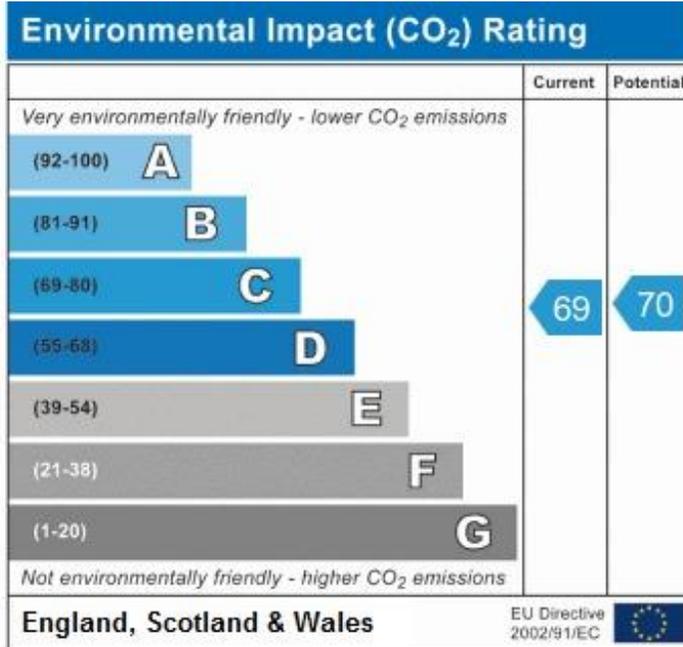
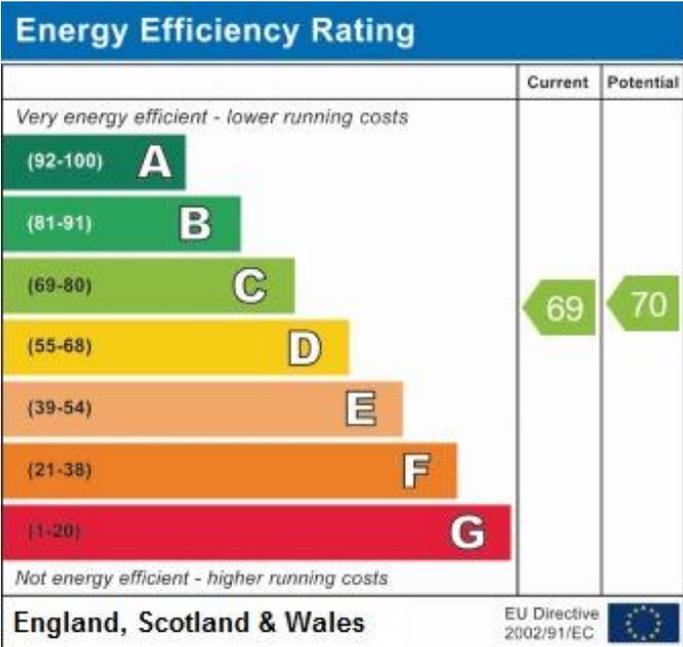
#### **COUNCIL TAX**

Band B.

#### **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 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

