



- Smartly Presented Apartment
- Two Bedrooms
- En-Suite to Master Bedroom
- Large Sitting Room with Balcony
- Modern Bathroom

### **5 Ghyll Mews, Parish Ghyll Rd, Ilkley, LS29 9RU**

A smartly presented two bedroomed apartment with lovely long distance views from the balcony, situated in a popular residential area and having a garage with shared access. Unfurnished.



**£795 pcm**



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

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

with access to the garaging and lift to the upper floors.

#### SECOND FLOOR

##### HALL

with coat hooks and ceiling coving.

##### SITTING ROOM

18' 10" x 12' 5" (5.74m x 3.78m) spacious reception room having windows to two elevations, coal effect gas fire (capped off) set in an attractive surround, radiator, entry phone, television point and telephone point. an archway leads through to:

##### DINING AREA / SNUG

8' 7" x 8' 2" (2.62m x 2.49m) having a radiator and a patio door opening to a Juliet balcony and providing long distance views towards Middleton.

##### KITCHEN

8' 11" x 8' 11" (2.72m x 2.72m) fitted with a range of base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and four ring gas hob with cooker hood over. Boiler, radiator and window with long distance views across the valley.

##### MASTER BEDROOM

11' 10 max" x 11' 6" (3.61m x 3.51m) having a range of fitted wardrobes, drawers and bedside cabinets, radiator, telephone point and window.







### EN-SUITE BATHROOM

7' 0" x 5' 4" (2.13m x 1.63m) fitted with a white suite comprising panelled bath with shower attachment and folding screen, low suite w.c. and pedestal wash basin. Wall-mounted cabinet, radiator, full tiled walls and a radiator.

### BEDROOM TWO

8' 11" x 8' 6" (2.72m x 2.59m) with fitted wardrobes, radiator and window with long distance views.

### BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m) fitted with a modern white suite comprising panelled bath with mixer shower attachment and folding screen, w.c. and wash basin. Wall-mounted cabinet, extractor fan, recessed spot lights, heated towel rail, vinyl flooring and fully tiled walls.

### GARAGE

The property has a garage with shared access.

### NOTE

Please note that this property does not accept smokers or 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.





## 5 GHYLL MEWS

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 581348)

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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