



- Ground Floor Apartment
- Two Bedrooms
- Bright Sitting Room
- Well Equipped Kitchen
- Bathroom

## **2 Greystones, Ben Rhydding Road, Ilkley, LS29 8RJ**

A lovely two bedroomed apartment, with private entrance and allocated parking space, forming part of this attractive property which is set within well maintained communal grounds. Unfurnished.



**£650 pcm**





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

#### **ENTRANCE HALL**

9' 9" x 6' 7" (2.97m x 2.01m) The light entrance hall has laminate flooring, wall lights, radiator, telephone point, window to the side elevation and a spiral staircase leading up to bedroom one. There is also a useful storage cupboard with light.

#### **KITCHEN**

12' 2" x 6' 8" (3.71m x 2.03m) Fitted with a range of base and wall units having complementary laminate work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with gas hob and cooker hood over, an integrated washing machine, integrated slimline dishwasher and a small fridge freezer. The kitchen also houses the boiler, has a radiator, small breakfast bar and a window to the side elevation. Laminate flooring and recessed spot lights.

#### **SITTING ROOM**

13' 10" x 13' 9" (4.22m x 4.19m) The elegant sitting room has large windows to the front elevation, television point, telephone point, radiator and wall lights.



#### **BATHROOM**

6' 8" x 4' 11" (2.03m x 1.5m) Fitted with white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low suite w.c. There is also a radiator, light with shaver point, mirror and extractor fan. Tiled floor and part tiled walls.

#### **BEDROOM TWO**

13' 7" x 7' 0" (4.14m x 2.13m) Having laminate flooring, radiator, recessed spot lights and window to the side elevation.



### FIRST FLOOR

Accessed via a spiral staircase.

### BEDROOM ONE

16' 2" x 7' 1" (4.93m x 2.16m) Having fitted wardrobes and a fitted chest of drawers, recessed spot lights, television point, telephone point, radiator and four windows to the side elevation.

### COMMUNAL GARDENS

Greystones is set within pleasant communal grounds.

### PARKING

The apartment has one numbered space to the front of the building.

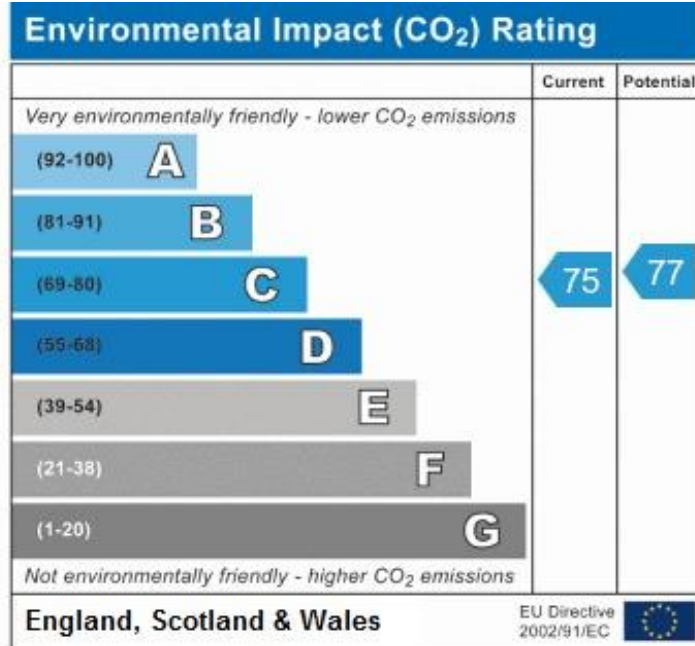
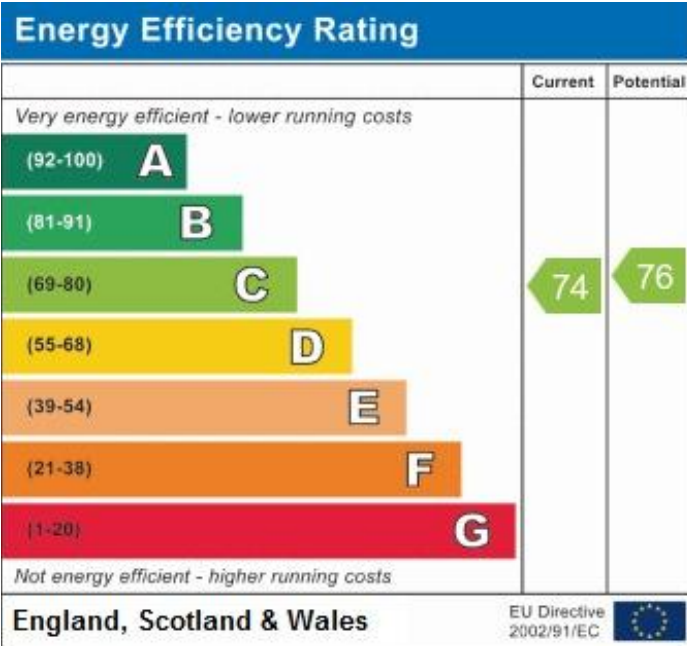
### AGENTS NOTES

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 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