



- Second Floor Apartment
- Two Bedrooms
- Open Plan Living Area
- Bathroom & Separate WC
- Beautiful Long Distance Views

Flat 6, One Oak, 20 Parish Ghyll Drive, Ilkley, West Yorkshire, LS29 9PT

£795 pcm

A generously proportioned two bedroomed top floor apartment with stunning long distance views, located in an elevated position just a short walk from Ilkley town centre and train station. Off-street parking is available on a first come first served basis. EPC Rating: D



This beautifully presented apartment, with gas fired central heating and approximate room sizes comprises...

GROUND FLOOR

COMMUNAL ENTRANCE HALL

An impressive reception hall with stairs leading to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

10' 5" x 8' 5" (3.18m x 2.57m) The spacious hall has attractive wood flooring, contemporary radiator, entry phone, telephone point and large built in cupboards providing useful storage.

LIVING AREA & KITCHEN

16' 7" x 15' 4" (5.05m x 4.67m) The lovely light living area has windows to three sides, one providing long distance views towards Middleton. The kitchen is fitted with a range of modern base and wall units having complementary worktops, a breakfast bar and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, gas hob with cooker hood over and a fridge freezer. There is also space and plumbing for a washing machine and dishwasher.

BEDROOM / SITTING ROOM

18' 9" x 12' 7" (5.72m x 3.84m) This spacious room has attractive wood flooring, radiator and a window to the rear elevation providing beautiful long distance views.

BEDROOM

16' 0" x 13' 9" (4.88m x 4.19m) Another well proportioned room with attractive wood flooring, recessed spotlights and a window to the front elevation.





BATHROOM

5' 4" x 5' 1" (1.63m x 1.55m) Fitted with a white suite comprising a panelled bath with electric shower over and a pedestal wash basin. There is also an illuminated mirror and heated towel rail. Part tiled walls and a window to the side elevation.

SEPARATE W.C.

5' 4" x 2' 11" (1.63m x 0.89m) Having a white low suite w.c. and a window to the side elevation,.

GARDENS

There are communal grounds and access to a communal outdoor seating area.

COUNCIL TAX

Band B.

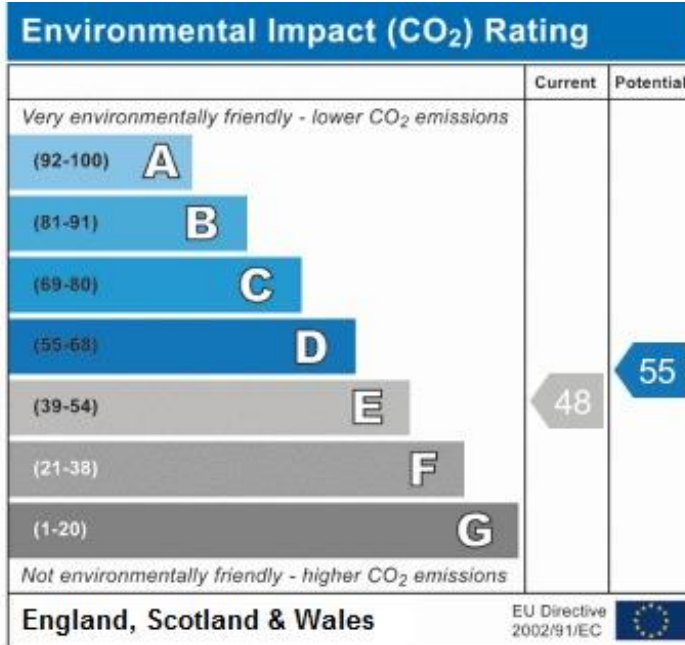
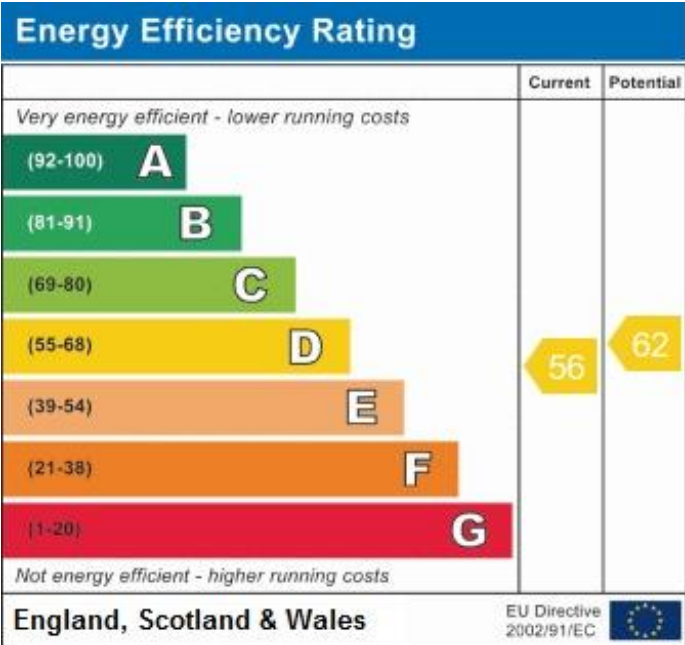
AGENTS NOTES

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

