



- First Floor Flat
- Open Plan Living Area
- Well Equipped Kitchen
- Shower Room

### **Flat 1, 40 Back Weston Road, Ilkley, LS29 8DN**

A newly decorated one bedroomed furnished first floor flat with open plan living area and well-equipped kitchen, located in the heart of Ilkley.



**£595 pcm**



The property, with electric heating, double glazing and approximate room sizes comprises...

#### **GROUND FLOOR**

##### **COMMUNAL ENTRANCE**

With stairs to the upper floors.

##### **FIRST FLOOR**

##### **PRIVATE ENTRANCE HALL**

A nicely proportioned hallway having wood effect flooring, electric heater and a cupboard housing the hot water tank.

##### **OPEN PLAN LIVING AREA**

18' 7" x 13' 9" overall" (5.66m x 4.19m)

##### **SITTING ROOM**

Having wood effect flooring, wall-mounted electric heater, recessed spotlights and wall lights, entry phone, television point, telephone point and window to the front elevation.

##### **KITCHEN**

Fitted with a range of base and wall units having wooden worktops and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and four ring ceramic hob with cooker hood over, integrated dishwasher, fridge, microwave oven and washing machine. Wood effect flooring.

##### **BEDROOM**

13' 3" x 10' 10" max" (4.04m x 3.3m) Spacious double bedroom with wall-mounted electric heater, telephone point and window to the rear elevation.





### **SHOWER ROOM**

6' 8" x 6' 1" (2.03m x 1.85m) Having a white suite comprising shower enclosure, wall-mounted basin with mixer tap and a low suite w.c. There is also an extractor fan, heated towel rail and recessed spotlights. Vinyl flooring and part tiled walls.

### **COUNCIL TAX**

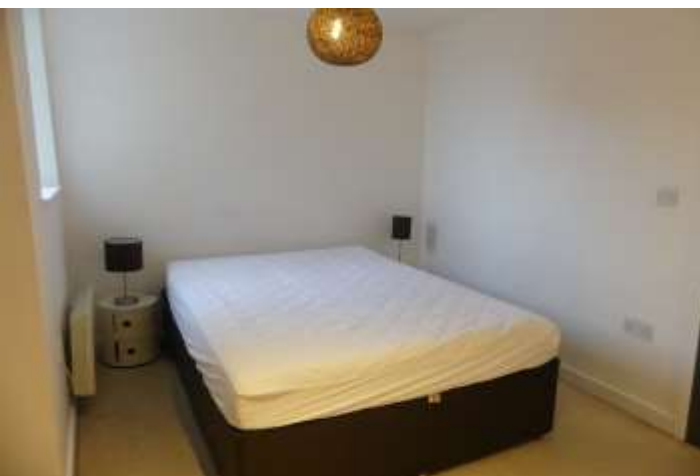
Band A.

### **AGENTS NOTES**

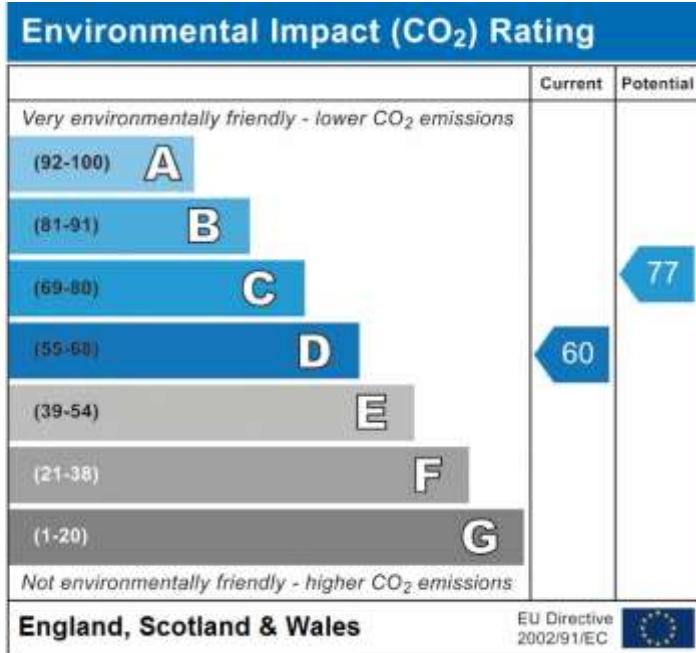
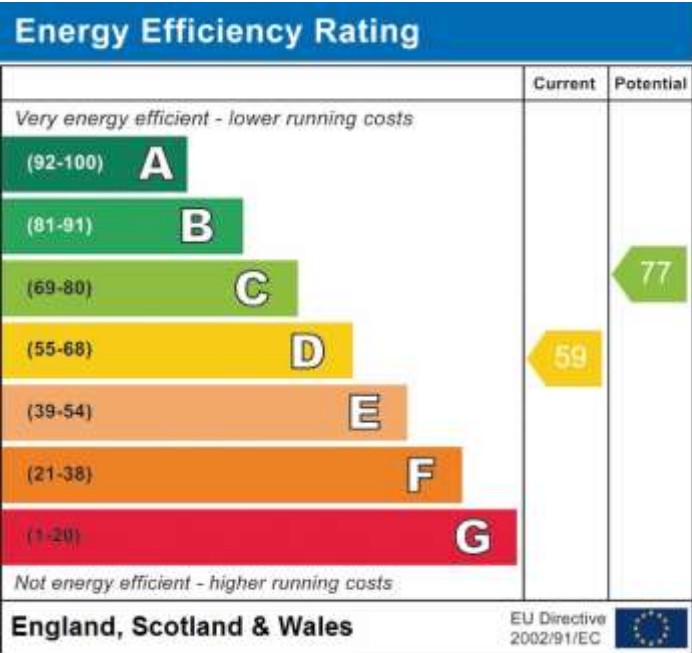
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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

