



- Modern Town House
- Sitting Room
- Dining Kitchen
- Ground Floor Shower Room
- Three Bedrooms

## 12 Stansfield Close, Ilkley, LS29 8FF

A lovely modern three bedroomed town house with spacious hall, dining kitchen, sitting room, shower room, bathroom and enclosed lawned garden to the rear, located within walking distance of the train station at Ben Rhydding. Unfurnished.



**£1,050 pcm**



This lovely family home, with gas fired central heating, double glazing, intruder alarm and approximate room sizes comprises...

## GROUND FLOOR

### ENTRANCE HALL

good sized entrance having wood effect flooring, coat hooks and a radiator.

### SITTING ROOM

16' 2" x 11' 2" (4.93m x 3.4m) with wood effect flooring, radiator, window to the rear and a patio door leading to the enclosed lawned garden.

### DINING KITCHEN

15' 3 max" x 12' 7" (4.65m x 3.84m) a well equipped kitchen fitted with a range of gloss fronted base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, induction hob with cooker hood over, fridge freezer and dishwasher. There is also space and plumbing for a washing machine. Radiator, recessed spot lights, vinyl flooring and window to the front elevation.

### SHOWER / WET ROOM

6' 7" x 4' 6" (2.01m x 1.37m) having a shower, low suite w.c. and pedestal wash basin. Recessed spot lights, extractor fan, radiator, vinyl flooring, part tiled walls and window to the front elevation.

## FIRST FLOOR

### LANDING

with radiator.

### BEDROOM ONE

13' 9" x 9' 0" (4.19m x 2.74m) double bedroom with views over the garden and field beyond to the rear.





### **BEDROOM TWO**

12' 8" x 9' 0" (3.86m x 2.74m) double bedroom with wood effect flooring, radiator and window to the front elevation.

### **BEDROOM THREE**

10' 7 max" x 6' 9" (3.23m x 2.06m) having wood effect flooring, radiator, a tall window to the side elevation and Velux window to the front.

### **BATHROOM**

7' 11" x 6' 9 max" (2.41m x 2.06m) fitted with a white suite comprising panelled bath with shower attachment over and glass shower screen, pedestal wash basin and low suite w.c. There is also a shaver point, radiator, extractor fan, recessed spot lights and a window to the rear elevation.

### **GARDEN**

There is an enclosed lawned garden to the rear with paved patio and a wooden shed.

### **PARKING**

There is a driveway to the front of the property providing off street parking.

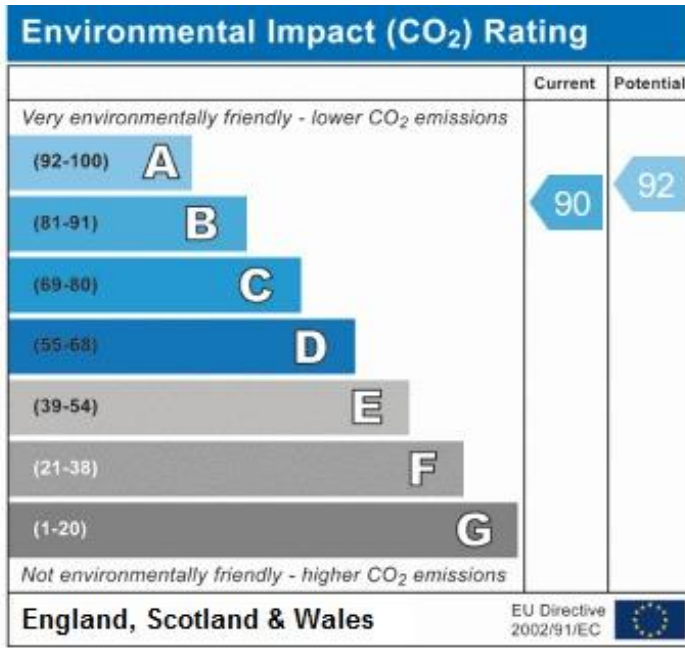
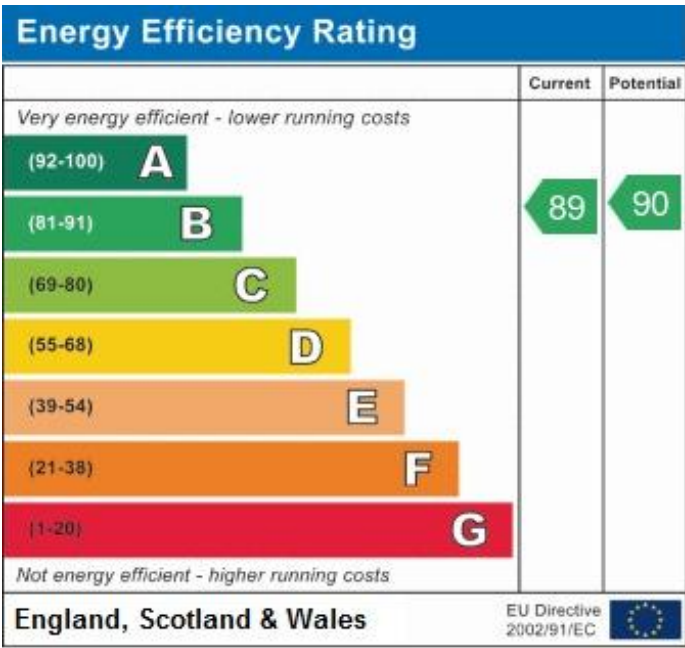
### **COUNCIL TAX**

Band D.

### **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 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

