



- First Floor Flat
- Two Bedrooms
- Spacious Dining Kitchen
- Dual Aspect Sitting Room
- Covered Parking Space

Flat 2, Carr Croft Court, Parish Ghyll Road, Ilkley, LS29 9NE

A smartly presented two bedroomed first floor flat with newly installed bathroom, off street parking and a large storage room, situated just off The Grove in the heart of Ilkley. Unfurnished. EPC Rating: C



£795 pcm



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

GROUND FLOOR

Communal entrance with stairs up to the flat.

FIRST FLOOR

ENTRANCE HALL

The L shaped entrance hall has an entry phone, radiator and telephone point.

SITTING ROOM

19' 1 into bay" x 10' 11" (5.82m x 3.33m) A lovely light room having a large square bay window to the front elevation and an additional window to the side looking towards The Grove. There is also a television point, telephone point, radiator and coving.

DINING KITCHEN

16' 7 max" x 11' 1 max" (5.05m x 3.38m) The kitchen is fitted with a range of modern base and wall units having complementary wood effect work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric double oven, four ring gas hob with cooker hood over, under counter fridge and under counter freezer. A cupboard houses the central heating boiler. There is also a large built in storage cupboard with hanging rail, a telephone point, television point, radiator and a window to the side elevation looking towards The Grove.

BEDROOM

10' 10" x 9' 11" (3.3m x 3.02m) A double bedroom with telephone point, television point, radiator and a large window to the front elevation looking onto Parish Ghyll Road.





BEDROOM

14' 0 max" x 8' 2" (4.27m x 2.49m) Another double bedroom having a telephone point, radiator, a large built in storage cupboard and a large window overlooking Parish Ghyll Road.

BATHROOM

8' 2" x 5' 8 max" (2.49m x 1.73m) The newly fitted bathroom has a white suite comprising a panelled bath with shower over and a glass shower screen, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, extractor fan, recessed spotlights and a mirror with light over. Vinyl flooring and part tiled walls.

OUTSIDE

PARKING

The property has an allocated, covered parking space.

LARGE STORAGE ROOM

11' 2" x 10' 6" (3.4m x 3.2m) Located behind the covered parking space is a spacious storage room with light and power and fitted with a range of cupboards to one wall. There is also a washing machine and tumble dryer.

COUNCIL TAX

Band D.

ADDITIONAL NOTES

Please note that the property is only available to tenants aged 55 and over.

Please also note that this property does not accept pets.





2 CARR CROFT COURT

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. (716088)

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 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