



- Two Bedroomed House
- Sitting Room with Open Fire
- Kitchen
- Bathroom
- Off Street Parking Space

2b Wellington Road, Ilkley, LS29 8HR

A two bedroomed through-by-light house with useful attic storage space and off-street parking for one car, tucked away in a quiet courtyard just off Wellington Road, within a short walk of all the amenities Ilkley town centre has to offer. Unfurnished. Awaiting EPC

£650 pcm



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

GROUND FLOOR

PORCH

Small entrance porch to the front with light.

SITTING ROOM

17' 10" x 14' 6" (5.44m x 4.42m) The characterful sitting room has a stone fireplace with open fire, large wooden beam and a window to the front elevation. There is also a television point, telephone point, radiator, wall lights and open stairs leading to the first floor.

KITCHEN

14' 0" x 5' 9" (4.27m x 1.75m) Fitted with a range of Shaker style base and wall units having complementary wood effect work surfaces. Appliances comprise an integrated electric oven and hob with cooker hood over, and there is space for a fridge and washing machine. There is also a central heating boiler, radiator, vinyl flooring and a window to the rear elevation.

FIRST FLOOR LANDING

Having a window to the rear elevation and access to the attic storage area via a drop down ladder.

BEDROOM ONE

15' 3" x 8' 6" (4.65m x 2.59m) This double bedroom has fitted cupboards, a radiator, television point and a window to the front elevation.

BEDROOM TWO

11' 7" x 5' 9" (3.53m x 1.75m) With radiator, telephone point and window to the front elevation.





BATHROOM

8' 5" x 5' 11" (2.57m x 1.8m) Fitted with a light grey suite comprising a panelled bath with electric shower over, low suite w.c. and pedestal wash basin. Tiled walls, vinyl flooring, extractor fan and window to the rear elevation.

OUTSIDE

There is a small pebbled garden area to the front of the property.

PARKING

The property has off street parking for one car.

COUNCIL TAX

Band C.

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.