



- Modern Family Home
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Dining Kitchen

4 Stansfield Close, Ilkley, LS29 8FF

A lovely modern family home situated on the edge of this popular development and within a short walk of Ben Rhydding train station, this property offers three / four bedroomed accommodation with an enclosed lawned garden to the rear. Carpets and curtains. Unfurnished. EPC Rating: B



£1,325 pcm



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

GROUND FLOOR

RECEPTION HALL

9' 0" x 6' 9" (2.74m x 2.06m) The spacious entrance hall has a radiator and coat hooks.

SITTING ROOM

16' 10" x 12' 7" (5.13m x 3.84m) With a glazed door leading out to a small patio area at the front, radiator and television and telephone points. There is also a useful recessed storage cupboard with shelving.

DINING KITCHEN

16' 1" x 11' 9 max" (4.9m x 3.58m) Fitted with a range of high gloss base and wall units having complementary work surfaces and an inset sink unit with mixer tap. Integrated appliances comprise an electric oven, fridge freezer, dishwasher and ceramic hob with cooker hood. There is also a washer dryer. Tiled floor, recessed spotlights, window to the rear and French doors leading out to the lawned rear garden.



WET ROOM

6' 6" x 4' 5" (1.98m x 1.35m) Located just off the entrance hall the wet room is fitted with a low suite w.c., pedestal wash basin and electric shower. There is also a radiator, extractor fan, recessed spotlights and a window to the front elevation.

FIRST FLOOR LANDING

With radiator.



BEDROOM TWO

12' 8" x 9' 1" (3.86m x 2.77m) A double bedroom with a radiator, window and a glazed door leading out onto a glass fronted balcony to the front elevation.

BEDROOM THREE

13' 11" x 9' 1" (4.24m x 2.77m) A further double bedroom having a radiator and window overlooking the garden to the rear.

BEDROOM FOUR / STUDY

11' 1 (into eaves)" x 6' 8" (3.38m x 2.03m) This lovely light room has a radiator, window to the side and Velux window to the front elevation.

HOUSE BATHROOM

8' 8" x 6' 7" (2.64m x 2.01m) This modern bathroom is fitted with a white suite comprising a panelled bath with shower attachment and glass screen, low suite w.c. and pedestal basin. There is also a shaver point, extractor fan, radiator, recessed spotlights, a cylinder cupboard and window to the rear elevation. Tiled floor and partly tiled walls.

SECOND FLOOR LANDING

With large storage cupboard.



MASTER BEDROOM

19' 3" x 12' 7" (5.87m x 3.84m) The spacious and bright master bedroom has large Velux windows to the front elevation, a radiator and television point.

EN-SUITE SHOWER ROOM

6' 6" x 3' 11" (1.98m x 1.19m) The en-suite is fitted with a recessed shower enclosure, low suite w.c. and pedestal wash basin. There is also a radiator, shaver point, extractor fan and recessed spotlights.



GARDEN

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

PARKING

There is tandem parking for two cars to the rear of the property.

PETS

Please note that this property does not accept pets.

ADDITIONAL NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

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.

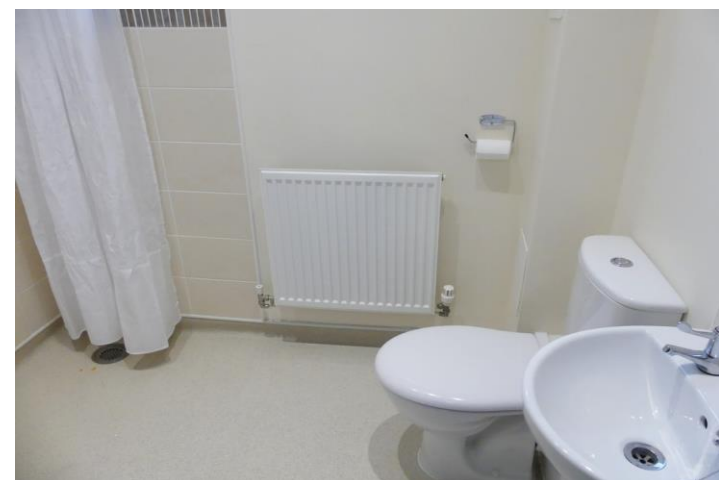
RENTAL PROCEDURE

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.

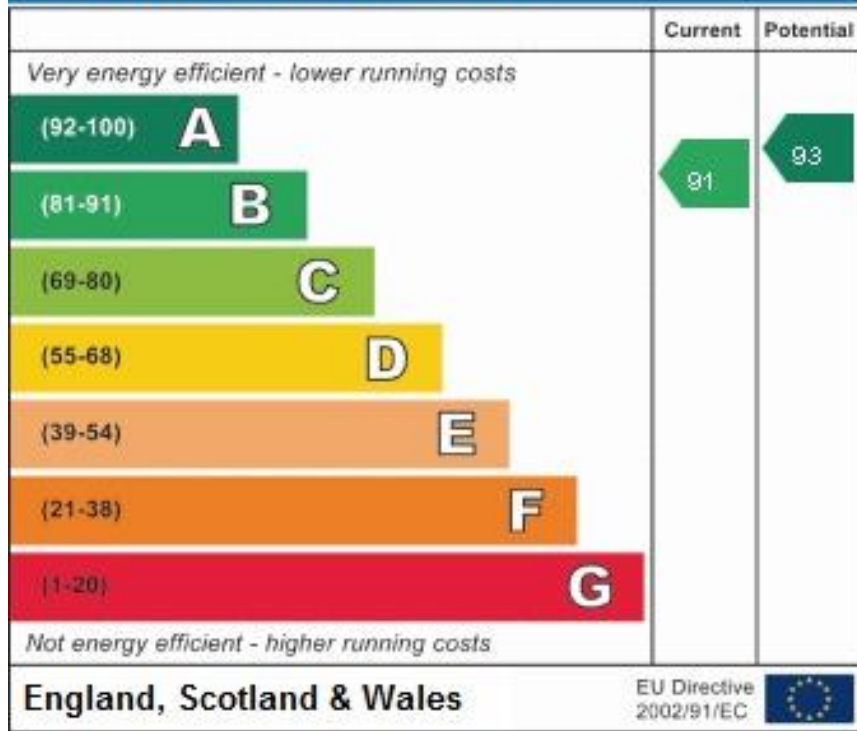


PAYMENTS

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.



Energy Efficiency Rating



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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