



- First Floor Flat with Lift Access
- Two Double Bedrooms
- Dining Room with South Facing Balcony
- Sitting Room

5 Tarn Court, Ben Rhydding Road, Ilkley, LS29 8UE

This smart first floor apartment is situated close to Ilkley Moor and within walking distance of Ilkley town centre and railway station and offers two bedroomed accommodation with a south facing balcony and a single garage. Unfurnished. EPC Rating: C



£795 pcm



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

GROUND FLOOR COMMUNAL ENTRANCE HALL

With stairs and lift access to the upper floors, access to post boxes and the private Storage Area.

STORAGE AREA

The apartment has a lockable storage area, suitable for bicycles and sports equipment / general storage.

FIRST FLOOR

SHARED LANDING

PRIVATE ENTRANCE HALL

9' 5 max" x 8' 5 max" (2.87m x 2.57m) With entry phone handset.

DINING / OFFICE AREA

16' 7" x 9' 5" (5.05m x 2.87m) This delightful room has a store cupboard, window to the rear and French doors leading out to a south facing balcony.

LOUNGE

19' 2" x 13' 2" (5.84m x 4.01m) Dual aspect with windows to both the front and rear of the property. This spacious room has a living flame gas fire and television connection point.

KITCHEN

9' 8" x 9' 4" (2.95m x 2.84m) Fitted with a range of modern base and wall units having complementary work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood over, washing machine and fridge freezer (if required). Window to the front.





BEDROOM ONE

11' 1" x 10' 11" (3.38m x 3.33m) With fitted wardrobes and a bedside cabinet. Window to the side.

BEDROOM TWO

9' 10" x 8' 6" (3m x 2.59m) A second double bedroom. Window to the rear.

BATHROOM

7' 8" x 7' 0" (2.34m x 2.13m) Fitted with a white suite comprising corner bath with shower attachment and thermostatic shower over, vanity unit basin and low suite w.c. Heated towel rail, recessed lighting, part tiled walls and a window to the front.

SINGLE GARAGE

With an up and over door and having an electric supply.

PARKING

There is a block paved parking space in front of the garage.

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.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Address:

5 Tarn Court, Ilkley, LS29 8UE

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
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LS29 8FL

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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