



- Semi Detached House
- Four Bedrooms
- Dining Kitchen
- Sitting Room with Juliet Balcony

## **28 Scalebor Gardens, Burley In Wharfedale, Ilkley, LS29 7BX**

A lovely four bed roomed modern family home with an enclosed lawned garden to the rear and an integral garage with light and power. The property is situated in a popular development and is just a short walk from the railway station and village amenities.

**£1,495 pcm**





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

#### **ENTRANCE HALL**

17' 9" x 3' 1" (5.41m x 0.94m) Having vinyl flooring, understairs storage cupboard, additional cupboard housing the boiler, radiator and access to the garage.

#### **W.C.**

4' 10" x 3' 0" (1.47m x 0.91m) Fitted with a white wall-hung basin and a low suite w.c. There is also a radiator and extractor fan. Vinyl flooring.

#### **DINING KITCHEN**

15' 0" x 11' 9" (4.57m x 3.58m) Fitted with a contemporary range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric double oven, gas hob with cooker hood over, washing machine, dishwasher and fridge freezer. There is also a radiator, television point, telephone point, recessed lighting and patio doors leading out to the rear garden.

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

12' 8" x 8' 11" (3.86m x 2.72m) Doubled bedroom having a radiator and a window to the front elevation.

#### **EN-SUITE SHOWER ROOM**

7' 0" x 5' 10" (2.13m x 1.78m) The lovely en-suite has a spacious shower enclosure with thermostatic shower, wall hung basin and low suite w.c. There is a heated towel rail, extractor fan, recessed lighting and a window to the front elevation. Tiled floor and part tiled walls.

#### **W.C.**

Fitted with a white wall hung basin and low suite w.c. there is also a radiator and extractor fan. Tiled floor and part tiled walls.





### **SITTING ROOM**

15' 1" x 11' 5 max" (4.6m x 3.48m) Situated at the rear of the property the sitting room has patio doors opening to a Juliet balcony overlooking the rear garden and trees beyond. It also has a television point, telephone point and radiator.

### **SECOND FLOOR LANDING**

#### **BEDROOM FOUR / STUDY**

7' 0" x 6' 8" (2.13m x 2.03m) A single bedroom or study with a television point, radiator and window to the front elevation.

#### **BEDROOM TWO**

13' 1" x 10' 0" (3.99m x 3.05m) This spacious double bedroom has fitted wardrobes, two radiators, television point and two windows to the rear elevation.

#### **HOUSE BATHROOM**

7' 11" x 6' 3" (2.41m x 1.91m) Fitted with a modern white suite comprising panelled bath, wall hung basin and low suite w.c. Heated towel rail, extractor fan, recessed lighting, tiled floor and part tiled walls.

#### **BEDROOM THREE**

11' 1" x 8' 0" (3.38m x 2.44m) Having a radiator and window to the front elevation.

#### **INTEGRAL GARAGE**

17' 1" x 7' 11" (5.21m x 2.41m) A single garage with light and power.

#### **PARKING**

There is a block paved drive to the front of the garage providing parking for one car.

#### **GARDEN**

To the rear of the property is an enclosed lawned garden with paved patio.

#### **COUNCIL TAX**

Band D







#### PLEASE 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.

Please also note that this property does not accept pets.

#### AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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

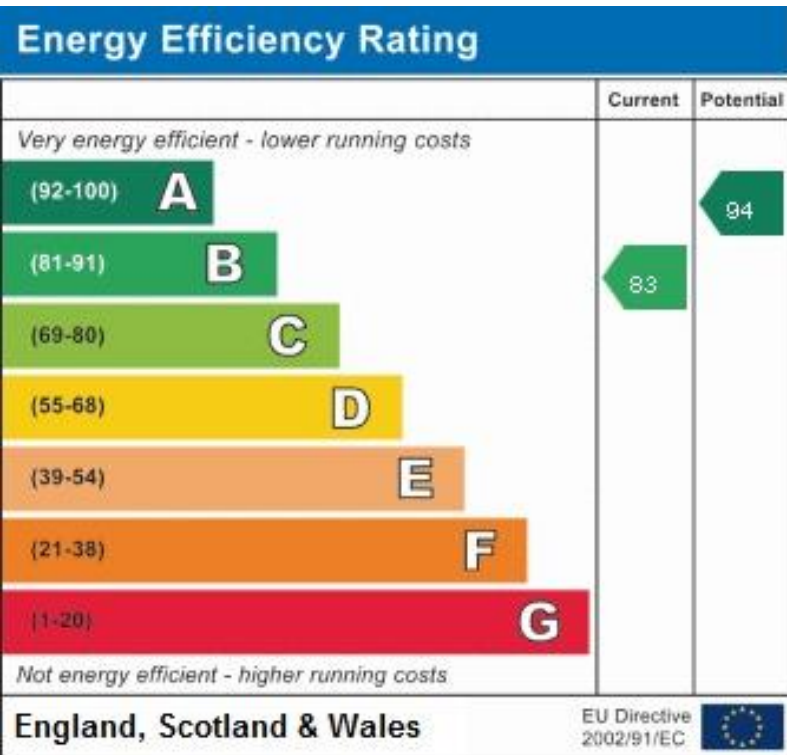
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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