



- Ground Floor Flat
- Dual Aspect Sitting Room
- Kitchen
- Good Sized Double Bedroom

### **50 West View Avenue, Burley In Wharfedale, Ilkley, LS29 7LS**

A newly decorated and re-carpeted spacious one bedroomed ground floor flat, within walking distance of the train station, and briefly comprising a private entrance, hallway, dual aspect sitting room, kitchen, good sized double bedroom and shower room with large walk in shower. There is also a useful store room. Unfurnished.



**£575 pcm**



The property, with electric heating, double glazing and approximate room sizes, comprises...

#### **ENTRANCE HALL**

The L shaped entrance hall has a storage heater and storage cupboard.

#### **SITTING ROOM**

13' 11" x 11' 4" (4.24m x 3.45m) The well proportioned sitting room is dual aspect, having windows to both the front and side elevation, and has an electric fire, storage heater, television point and coving.

#### **KITCHEN**

9' 2" x 8' 1" (2.79m x 2.46m) Fitted with a range of wood base and wall units having complementary laminated work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances include an integrated fridge freezer, integrated electric oven and ceramic hob with cooker hood. There is also space and plumbing for a washing machine. Vinyl flooring and windows to the front and side elevation.

#### **BEDROOM**

11' 4" x 10' 11" (3.45m x 3.33m) Good sized double bedroom with storage heater and window to the rear elevation.

#### **SHOWER ROOM**

8' 1" x 5' 4" (2.46m x 1.63m) The shower room has a large walk-in shower, low suite w.c. and pedestal basin. There is also an extractor fan, window to the rear elevation, vinyl flooring and tiled walls.

#### **OUTSIDE**

The property has a small seating area and also comes with an outside store. There is also a communal lawned area to the front of the property.





## COUNCIL TAX

Bradford Metropolitan District Council – Band A.

## 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

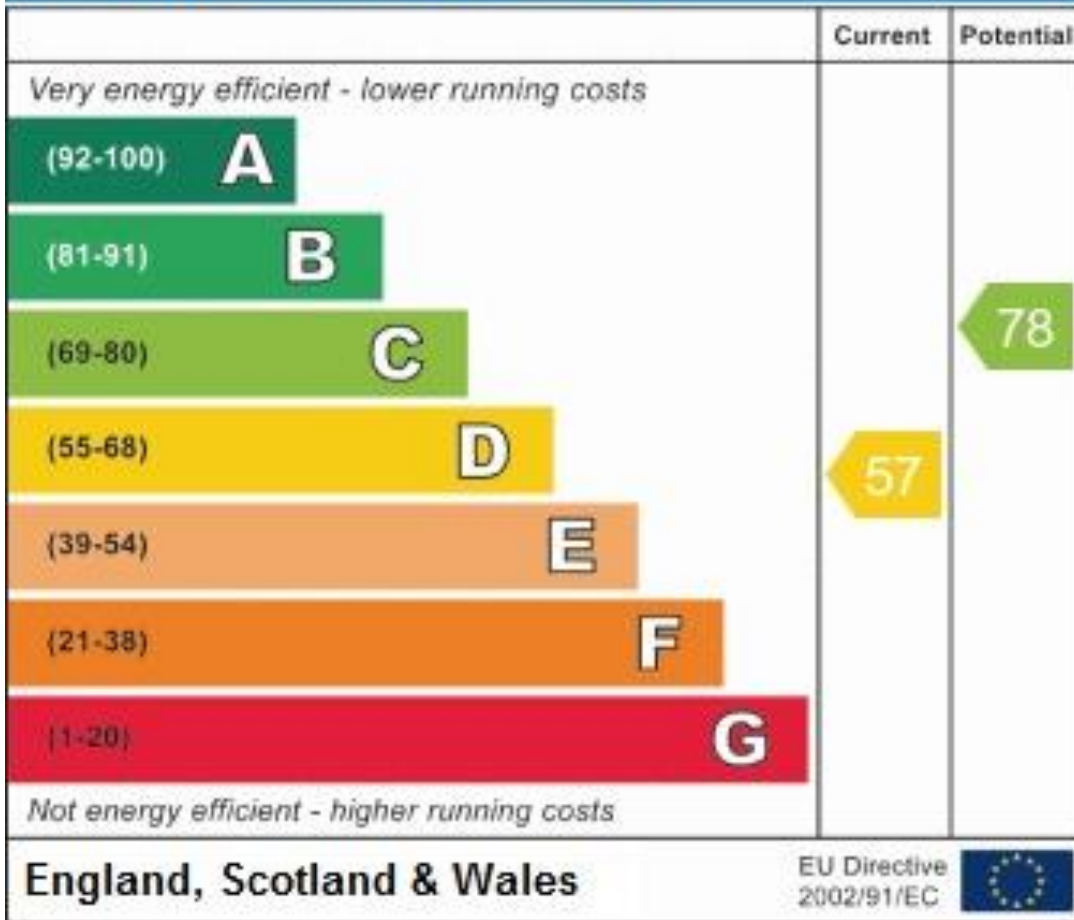
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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

# Energy Efficiency Rating

tenancy.



Address:

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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 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

