



- Spacious Mid Terrace
- Four Bedrooms
- Sitting Room
- Bright Dining Kitchen

19 St James Road, Ilkley, LS29 9PY

A beautifully presented spacious four bedroomed family home in this highly sought after location, just a short stroll from The Grove and all the town centre amenities. The property has four bedrooms, three of which are large doubles, a cosy sitting room, light bright dining kitchen, modern house bathroom, en-suite shower room, useful storage cellar and an attractive south facing courtyard garden to the rear. Unfurnished. Available end of November.



£1,750 pcm



Property Description

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

GROUND FLOOR

HALLWAY

16' 5" x 5' 10 max" (5m x 1.78m) A welcoming entrance hall with wood flooring, ceiling cornice, radiator and telephone.

SITTING ROOM

12' 10 + bay" x 11' 8 + recess" (3.91m x 3.56m) This cosy sitting room has a large bay window to the front, wood flooring, ceiling cornice and picture rail. There is also an attractive fireplace with an open fire and wooden surround, built in cupboard and a radiator.

DINING AREA

15' 3" x 12' 10" (4.65m x 3.91m) The bright dining area again has wood flooring, ceiling cornice and picture rail. There is also a recessed fireplace with gas stove, radiator and a window overlooking the garden to the rear.

KITCHEN AREA

11' 8" x 6' 10" (3.56m x 2.08m) Opening off the dining area is the sleek kitchen with a range of cream base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric double oven, four ring ceramic hob with stainless steel cooker hood, integrated under counter fridge and integrated dishwasher. A window to the rear overlooks the garden.





LOWER GROUND FLOOR

CELLAR

Accessed via stairs down from the kitchen is a cellar providing useful storage space and having a washing machine, tumble dryer and fridge freezer. The central heating boiler is also in the cellar.

FIRST FLOOR

BEDROOM ONE

13' 2 to wardrobes" x 12' 4 max" (4.01m x 3.76m) This light and airy bedroom has a range of fitted wardrobes along one wall, wood flooring, an attractive decorative fireplace, ceiling cornice, radiator and window to the rear elevation.

BEDROOM TWO

12' 5 max" x 12' 11" (3.78m x 3.94m) Another spacious double bedroom having wood flooring, a lovely decorative fireplace, ceiling cornice, radiator and window to the front elevation.

BEDROOM THREE

8' 2" x 6' 4" (2.49m x 1.93m) Having a radiator and window to the front elevation.

HOUSE BATHROOM

8' 9" x 6' 3" (2.67m x 1.91m) The stylish modern bathroom is fitted with a white suite comprising a deep bath having a waterfall tap, low suite w.c., vanity unit with basin having a waterfall tap and a separate shower enclosure with rainfall shower. There is also a heated towel rail, extractor fan and window to the rear elevation. Tiled floor and part tiled walls.





SECOND FLOOR

ATTIC BEDROOM

18' 8" x 18' 0" + recess" (5.69m x 5.49m) The large attic bedroom has exposed wooden beams, wall lights, two radiators and two Velux windows to the rear.

EN-SUITE SHOWER

6' 2" + shower recess" x 3' 5" (1.88m x 1.04m) Fitted with a recessed shower enclosure having an electric shower, low suite w.c. and pedestal wash basin. There is also a heated towel rail, extractor fan and Velux window to the rear. Vinyl flooring and part tiled walls.

GARDENS

There is a small garden area to the front of the property and a south facing enclosed courtyard garden to the rear.

COUNCIL TAX

Band E.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated, in this instance our clients are looking for a TWELVE month initial term. 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.



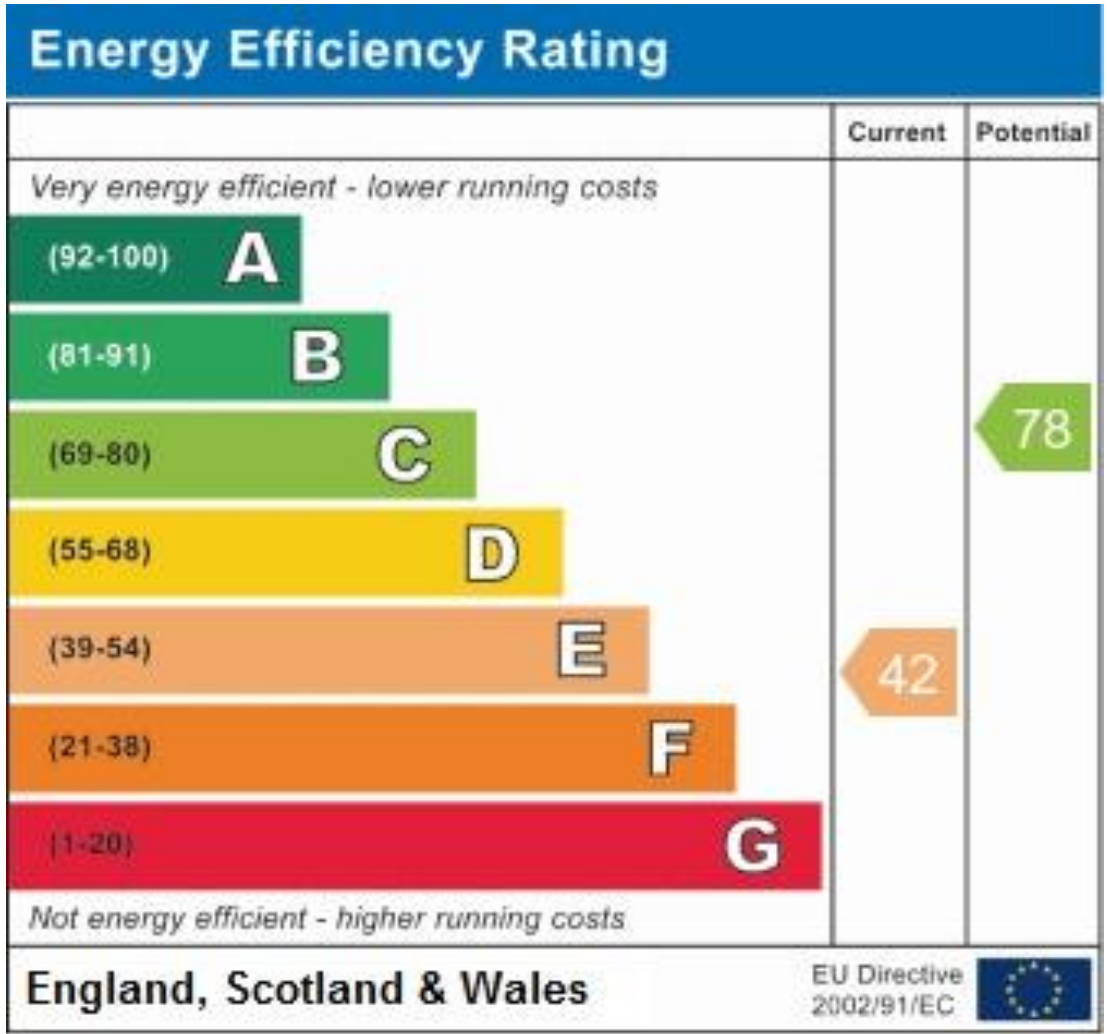
RENTAL PROCEDURE

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