



- Two Bedroomed Apartment
- Breakfast Kitchen
- Modern Bathroom
- Two Balconies

Flat 1, Ferndale Court, Parish Ghyll Drive, Ilkley, LS29 9ND

A well-presented two bedroomed apartment in this popular residential area, with a large balcony opening off the sitting room to the front with long distance views across the valley. Unfurnished.



£895 pcm



This smart apartment, with electric heating, double glazing and approximate room sizes, comprises...

HALLWAY

20' 10" x 2' 11" (6.35m x 0.89m) The newly carpeted hall has useful storage cupboard, entry phone, airing cupboard and electric heater.

SITTING ROOM

21' 11" x 13' 10" (6.68m x 4.22m) The light and airy living room has a feature fireplace with electric flame effect fire, built in shelving, wall lights, windows to the side and front elevation and a door leading out to a large balcony at the front providing long distance views over Ilkley.

BREAKFAST KITCHEN

10' 11" x 9' 4" (3.33m x 2.84m) Fitted with a modern range of base and wall units having complementary worktops, a breakfast bar and an inset sink unit with mixer tap. Appliances comprise an integrated double oven, halogen hob, fridge freezer, washer dryer and integrated dishwasher. Recessed lighting, extractor fan, laminate flooring and a window to the rear elevation.



BEDROOM ONE

15' 11" x 10' 11" (4.85m x 3.33m) Having a large range of fitted cupboards, a television point, telephone point, new carpet and a window to the front elevation.

BEDROOM TWO

11' 9" x 9' 10" (3.58m x 3m) Having two recessed storage cupboards with hanging rails, electric heater, new carpet, window to the rear and a door leading out to a balcony to the rear.



BATHROOM

9' 0" x 5' 10" (2.74m x 1.78m) Fitted with a modern white suite comprising a panelled bath with shower over, low suite w.c. and pedestal wash basin. There is also an illuminated mirrored cabinet and shaving mirror, heated towel rail, wood effect flooring, fully tiled walls and a window to the rear elevation.

PARKING

The property has an allocated covered car parking space.

COUNCIL TAX

Band C.

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.