



- Spacious Victorian House
- Three Reception Rooms
- Five Bedrooms, Two with En-Suites
- Breakfast Kitchen

21 Richmond Place, Ilkley, LS29 8TJ

An impressive traditional Victorian family home, offering flexible accommodation arranged over four floors and including three reception rooms, breakfast kitchen, utility room, study, five bedrooms, two with en-suite facilities and a house bathroom. Courtyard garden to the rear. Conveniently located close to the town centre, railway station and grammar school. Unfurnished.



£1,550 pcm



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

GROUND FLOOR

ENTRANCE HALL

With wooden floor, ceiling cornice and radiator.

SITTING ROOM

13' 11" (17'2" into bay)" x 13' 10 max" (4.24m x 4.22m) The well-proportioned sitting room has an attractive fireplace with open fire and features include a picture rail, dado rail, ceiling cornice and ceiling rose. There is also a bay window to the front, television and telephone points and a radiator.

KITCHEN

13' 10" x 11' 3" (4.22m x 3.43m) Having a tiled floor and fitted with a range of Shaker style base and wall units having complementary work surfaces, tiled splashbacks and an inset sink unit with stainless steel mixer tap. Appliances comprise an integrated electric oven and grill, five ring gas hob with cooker hood over, integrated under counter fridge and an integrated dishwasher. There is also an old decorative range and a window to the rear.

DINING ROOM

10' 2" x 8' 11" (3.1m x 2.72m) With wooden floor, ceiling cornice and ceiling rose, radiator and window to the rear.

LOWER GROUND FLOOR

BEDROOM

9' 6" x 9' 2" (2.9m x 2.79m) This double bedroom has a fitted storage cupboard, radiator and window to the rear.





EN-SUITE SHOWER ROOM

10' 10" x 4' 4" (3.3m x 1.32m) Fitted with a white suite comprising a pedestal basin, low suite w.c. and shower enclosure. There is also a heated towel rail and extractor fan.

FAMILY ROOM

13' 3 (16'7" into bay)" x 13' 11 max" (4.04m x 4.24m) With features including a decorative fireplace, ceiling cornice and ceiling rose, radiator, television and telephone points and a bay window to the front.

UTILITY ROOM

9' 6" x 8' 11" (2.9m x 2.72m) Fitted with a range of wooden base and wall units having tiled splash backs and a stainless steel sink unit with mixer tap. There is a fridge freezer, plumbing for a washing machine and space for a tumble dryer. Wooden floor, radiator, window to the side and a door leading out to the courtyard garden.

W.C.

5' 9" x 2' 4" (1.75m x 0.71m) Fitted with a small hand basin and low suite w.c.

FIRST FLOOR

LANDING

With built in cupboard, ceiling cornice and radiator.

BEDROOM

14' 0" x 11' 4 max" (4.27m x 3.45m) Having a decorative fireplace, ceiling cornice, radiator, television point and window to the rear.

BEDROOM

14' 0" x 11' 4 max" (4.27m x 3.45m) With radiator and window to the front elevation.





BEDROOM

10' 3" x 5' 11" (3.12m x 1.8m) With a ceiling cornice, television point, telephone point, radiator and window to the front.

BATHROOM

9' 1" x 8' 10 max" (2.77m x 2.69m) Fitted with a white suite comprising bath, pedestal basin, low suite w.c. and recessed shower enclosure. Radiator, recessed spot lights and window to the rear.

SECOND FLOOR

BEDROOM ONE

16' 5 (17'9" max)" x 15' 3 max" (5m x 4.65m) With laminate flooring, radiator, television and telephone points and a Velux window and sash style window to the front.

EN-SUITE BATHROOM

9' 10" x 6' 11" (3m x 2.11m) Having a free-standing bath, shower cubicle, pedestal basin, low suite w.c. and bidet. Radiator with towel rail, shaver point, recessed spotlights and wooden floor.

BEDROOM

10' 0" x 8' 4" (3.05m x 2.54m) Having laminate flooring, radiator, telephone point and a window to the rear.

OUTSIDE

There is a courtyard garden to the rear of the property and a further paved area to the front.

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: for this property the initial term would be TWELVE months. 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

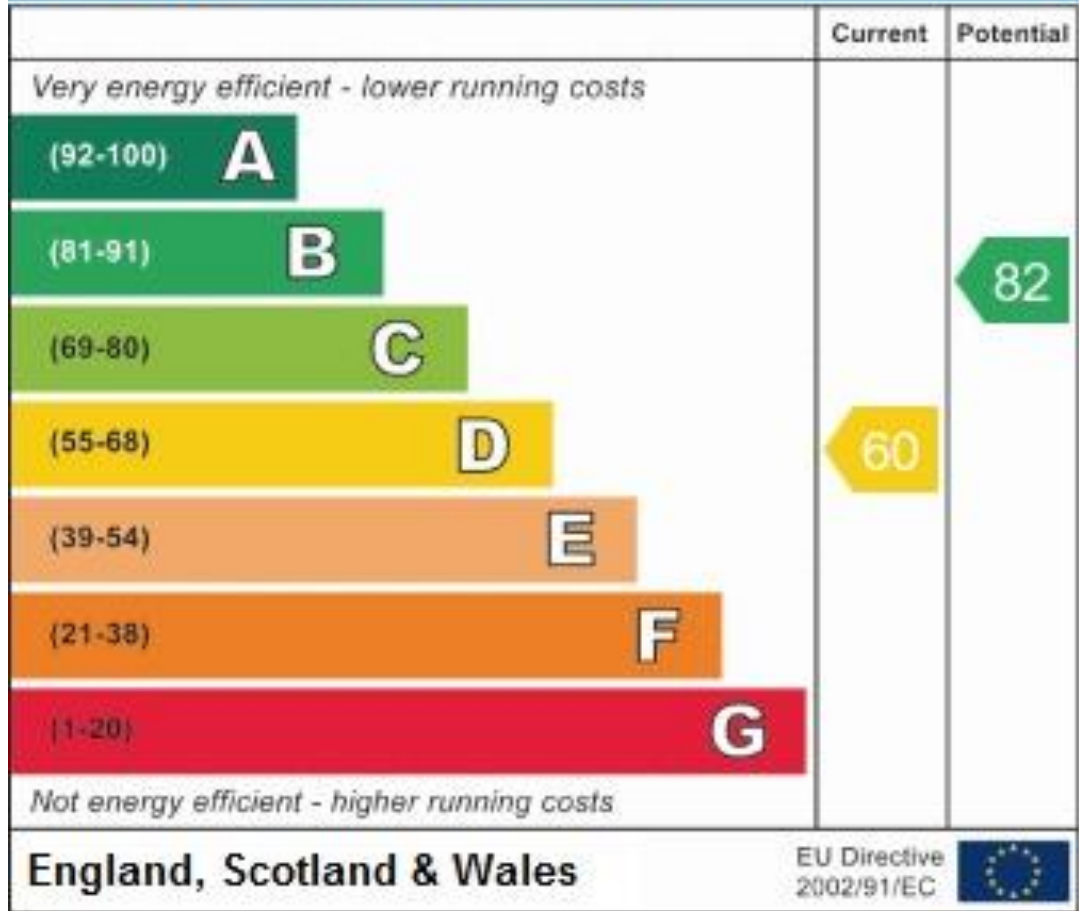
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating



Address:

21 Richmond Place, Ilkley, LS29 8TJ

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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