



- Second Floor Apartment
- Two Bedrooms
- Dual Aspect Sitting Room
- Kitchen
- Central Location

## **Flat 11, Regent Court, 18 Regent Road, Ilkley, LS29 9EA**

A lovely two bedroomed top floor apartment in the heart of Ilkley, just a short walk from The Grove and the railway station. Newly carpeted and unfurnished.



**£750 pcm**



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

### **GROUND FLOOR**

Communal entrance shared with five other apartments and having stairs to the upper floors.

### **SECOND FLOOR**

#### **ENTRANCE HALL**

The L shaped entrance hall has a small cloaks cupboard, radiator and entry phone.

#### **SITTING ROOM**

20' 2 max" x 11' 8" (6.15m x 3.56m) The bright dual aspect sitting room has windows to the front and rear elevation, two radiators, television aerial point and telephone point.

#### **KITCHEN**

11' 0" x 6' 9" (3.35m x 2.06m) Fitted with a range of white gloss fronted base & wall units with complementary work surfaces, tiled splash backs and stainless steel circular sink unit and draining board. Integrated appliances comprise an electric oven, four ring ceramic hob, stainless steel cooker hood, under counter fridge, under counter freezer and washing machine. Radiator, boiler, recessed lighting and window to the front elevation.

#### **BEDROOM ONE**

12' 3" x 10' 1 max" (3.73m x 3.07m) Having a large fitted wardrobe, radiator, telephone point and window to the front elevation.

#### **BEDROOM TWO**

12' 2" x 7' 8" (3.71m x 2.34m) Having a radiator and window to the side elevation.





### **BATHROOM**

6' 5" x 5' 6" (1.96m x 1.68m) Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. Tiled floor, part tiled walls and Velux window to the rear.

### **OUTSIDE**

The property is set in well maintained communal grounds.

### **PARKING**

There is parking in the car park to the rear on a first come first served basis.


### **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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
Flat 11, Regent Court, 18 Regent Road, Ilkley, LS29 9EA

## 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.

The Point, 1 Lower Railway  
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LS29 8FL

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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