



- Spacious Terraced House
- Four Bedrooms
- Sitting Room
- Dining Room / Snug

5 Middleton Road, Ilkley, LS29 9EX

A spacious four bedroomed family home arranged over four floors with accommodation including two reception rooms, dining kitchen and a utility room and having an enclosed courtyard garden to the rear. Unfurnished.



£1,395 pcm



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

GROUND FLOOR

ENTRANCE

A small entrance area opening to...

SITTING ROOM

15' 6 into bay" x 14' 5 max" (4.72m x 4.39m) Having a bay window to the front elevation, contemporary electric fire with wooden surround, ceiling rose and cornice, radiator and a television point.

DINING ROOM / SNUG

14' 5 max" x 12' 7" (4.39m x 3.84m) A lovely light room having two windows to the rear elevation, attractive decorative fireplace, ceiling cornice and a useful built in cupboard to the upper alcove.

LOWER GROUND FLOOR

DINING KITCHEN

14' 2" x 12' 7" (4.32m x 3.84m) The spacious kitchen is fitted with a range of cream base and wall units having complementary work surfaces and a stainless steel sink unit. Appliances comprise an integrated electric oven and grill, dishwasher, fridge freezer and a five ring gas hob with cooker hood. Low voltage spot lights and radiator. Window to the rear elevation and a door to the rear leading out to a good sized enclosed courtyard garden.

UTILITY ROOM

14' 4" x 5' 11" (4.37m x 1.8m) Fitted with a range of cream base units having complementary work surfaces and a stainless steel sink unit. Plumbing for a washing machine and space for a tumbler dryer. Extractor fan and low voltage spot lights.





W.C.

5' 5" x 2' 5" (1.65m x 0.74m) Having a white low suite w.c. and pedestal wash basin, extractor fan and low voltage spot lights.

STORE

A good sized store room with radiator.

FRIST FLOOR

BEDROOM ONE

14' 4 max" x 12' 10" (4.37m x 3.91m) A nice sized double bedroom having a radiator and window to the front elevation.

BEDROOM FOUR

10' 7" x 8' 9 max" (3.23m x 2.67m) Having a radiator and window to the rear elevation.

BATHROOM

10' 6" x 5' 2" (3.2m x 1.57m) Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan and low voltage spot lights. Tiled floor, part tiled walls and a window to the rear elevation.

SECOND FLOOR

BEDROOM TWO

14' 5 max" x 9' 6 max" (4.39m x 2.9m) Having a radiator and window to the front elevation.

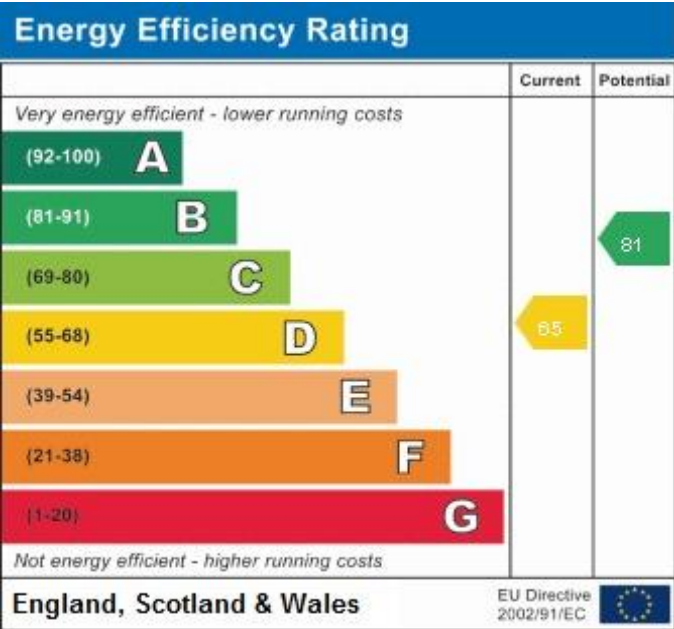
BEDROOM THREE

14' 5 max" x 9' 6 max" (4.39m x 2.9m) Having a radiator and Velux window to the rear elevation.

OUTSIDE

There is a paved and gravelled garden area to the front of the property and a spacious enclosed courtyard garden to the rear.





Address:
5 RICHMOND WAY, Ilkley, LS29 8EX

COUNCIL TAX

Band D.

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.

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, 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 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

