



- First Floor Apartment
- Fully Furnished
- One Bedroom
- Open Plan Living Area & Kitchen

## Flat 2, 40 Back Weston Road, Ilkley, LS29 8DN

A fully furnished one bedroomed first floor apartment located in the heart of Ilkley town centre and having views of the famous Ilkley Moor. The apartment briefly comprises an entrance hall, open plan sitting room and kitchen area, shower room and double bedroom. Furnished

**£625 pcm**



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

### **GROUND FLOOR**

#### **COMMUNAL ENTRANCE**

Shared by six apartments the communal entrance has stairs leading to the upper floors.

#### **FIRST FLOOR**

#### **PRIVATE ENTRANCE HALL**

8' 2" x 6' 1" (2.49m x 1.85m) A nicely proportioned hall having wood effect flooring, electric heater and a cupboard housing the hot water tank.

#### **OPEN PLAN LIVING AREA**

19' 4" x 13' 11" (5.89m x 4.24m) Comprising...

#### **SITTING ROOM**

With wood effect flooring, wall-mounted electric heater, wall lights and recessed spotlights, entry phone, television and telephone points and glazed window to the front elevation with views to Ilkley Moor.

#### **KITCHEN AREA**

7' 0" x 4' 8" (2.13m x 1.42m) Fitted with a range of base and wall units having wooden worktops and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and four ring ceramic hob with cooker hood over, integrated slimline dishwasher, fridge and washer dryer.





### **BEDROOM**

11' 2" x 10' 3" (3.4m x 3.12m) With wall-mounted electric heater, telephone point and a window to the rear elevation.

### **SHOWER ROOM**

7' 1" x 6' 1" (2.16m x 1.85m) Fitted with a white suite comprising shower enclosure, wall-mounted basin with mixer tap and a low suite w.c. There is also an extractor fan, heated towel rail and recessed spotlights. Vinyl flooring and part tiled walls.

### **COUNCIL TAX**

Band A

### **AGENTS NOTES**

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		

### 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