



- First Floor Apartment
- Spacious Sitting Room
- Breakfast Kitchen
- Two Double Bedrooms

### **Flat 3, Wilton House, 8 Wilton Road, Ilkley, LS29 9PG**

This smart first floor apartment is located in a popular residential area just a short walk from the town centre and railway station and has a communal entrance, private entrance hall, spacious sitting room, breakfast kitchen, two double bedrooms and a bathroom. The property has a single garage, and there is a communal lawned garden to the rear. Unfurnished.



**£975 pcm**





This immaculately presented property, with gas fired central heating, double glazing and approximate room sizes, comprises...

## GROUND FLOOR

### COMMUNAL ENTRANCE

Shared with the residents of the other three apartments the communal entrance has stairs to the first floor.

### FIRST FLOOR

#### PRIVATE HALL

Spacious hall with radiator and coat hooks.

#### SITTING ROOM

16' 6" x 15' 6" (5.03m x 4.72m) A lovely light and airy room having windows to both the rear and side elevations, the sitting room has an electric fire with attractive surround, a television point, telephone point, ceiling coving, two radiators and two wall lights.

#### BREAKFAST KITCHEN

12' 3" x 7' 4" (3.73m x 2.24m) This modern kitchen is fitted with a range of white base and wall units having laminated work surfaces and a stainless steel sink unit with mixer tap. The appliances comprise a gas oven and hob with cooker hood over, an integrated fridge freezer and an integrated washer dryer. There are also recessed spot lights, a radiator, boiler and windows to both the front and side elevation.

#### BEDROOM ONE

12' 8" x 10' 7" (3.86m x 3.23m) This double bedroom has a radiator, telephone point and a window to the rear elevation.





### **BEDROOM TWO**

12' 6" x 9' 7" (3.81m x 2.92m) The second double bedroom has a radiator and a window to the front elevation.

### **BATHROOM**

9' 2" x 6' 3" (2.79m x 1.91m) Fitted with a four piece white suite comprising a panelled bath, large shower cubicle, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan, shaver point and recessed spotlights. Tiled floor, part tiled walls and a window to the front elevation.

### **OUTSIDE**

Wilton House stands in communal grounds with a shared lawned area to the rear.

### **GARAGE**

The property has a single garage, located to the rear.

### **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.





# 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>	71	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 3, Wilton House, 8 Wilton Road, Ilkley, LS29 9PG

## 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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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