



- Bright First Floor Apartment
- Open Plan Living Area
- Well Equipped Kitchen
- Double Bedroom
- Allocated Car Parking Space

31 Arkendale Court, Norwood Drive, Menston, Ilkley, LS29 6GE

£695 pcm

A SMART ONE BEDROOMED FIRST FLOOR APARTMENT WITH ALLOCATED CAR PARKING SPACE, LOCATED WITHIN THIS POPULAR DEVELOPMENT AND WALKING DISTANCE OF THE TRAIN STATION

This lovely light apartment briefly comprises a communal entrance hall, private hallway, open plan living area with well equipped kitchen, bedroom and bathroom. Carpets and blinds. Unfurnished. Available early September. EPC Rating: C



This lovely light apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

COMMUNAL ENTRANCE

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

FIRST FLOOR

PRIVATE HALLWAY

Having entryphone, radiator, storage cupboard and boiler cupboard.

OPEN PLAN LIVING AREA

18' 5 max " x 16' 1 max overall" (5.61 m x 4.9m)

Comprising:

SITTING ROOM

16' 1 max" x 12' 0" (4.9m x 3.66m) A bright room with lovely high ceilings and large windows to the front elevation. There are telephone and television points and two radiators.

Open to:

KITCHEN AREA

12' 6" x 6' 3" (3.81m x 1.91m) The well equipped stylish kitchen is fitted with a range of modern base and wall units having complementary work surfaces and a stainless steel sink unit with stainless steel mixer tap. Integrated appliances comprise an electric oven, convector oven / microwave, ceramic gas hob with cooker hood over, fridge freezer, washer dryer and dishwasher.

BEDROOM

18' 10 max" x 11' 1" (5.74m x 3.38m) Another lovely light room having large windows to the front elevation, a high ceiling, radiator, telephone point and television point.





BATHROOM

9' 1" x 5' 6" (+ door recess)" (2.77m x 1.68m) This modern bathroom is fitted with a suite comprising a panelled bath with rainfall shower over and extendable handheld shower head, back to wall w.c. and a vanity unit with wash basin. Shaver point, two large heated towel rails and recessed spotlights.

PARKING

The property has one allocated car parking space to the front.

COUNCIL TAX

Band B.

NOTES

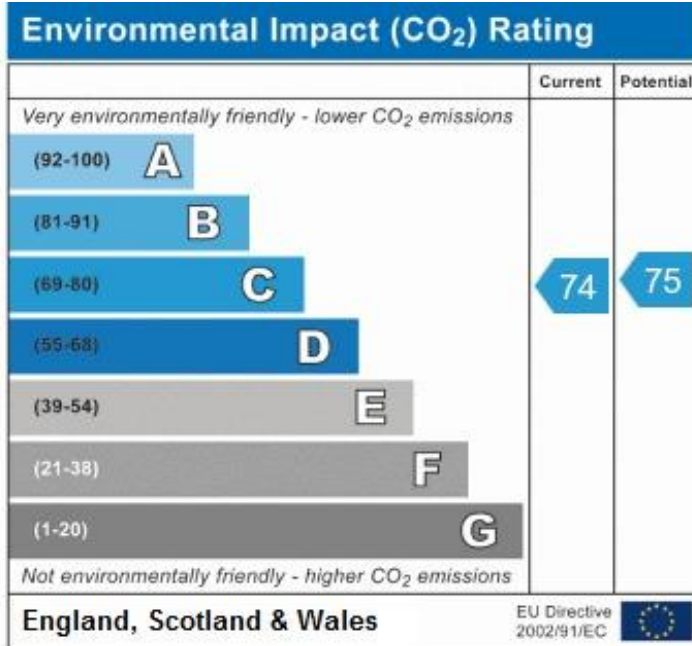
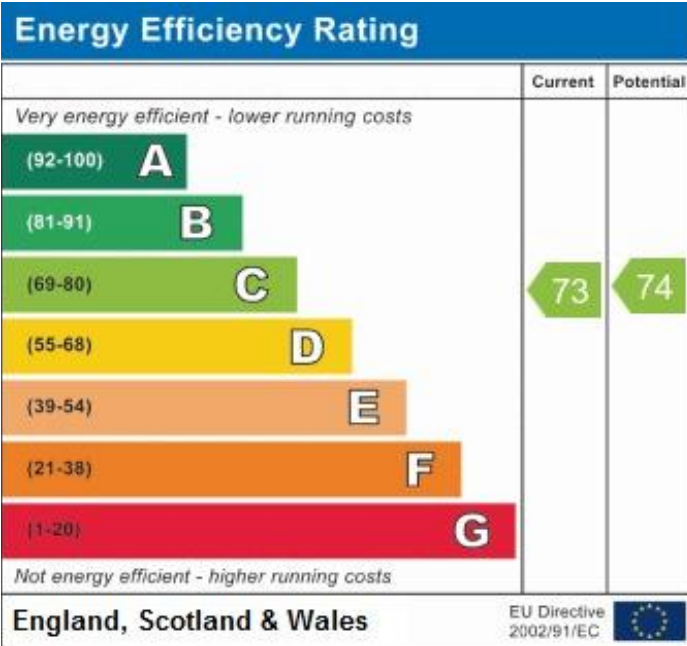
Please note that this property does not accept pets.

PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

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.

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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 and 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

