



- Mid Terraced House
- Three Bedrooms
- Open-Plan Living Room & Kitchen
- Office

21 Ash Grove, Ilkley, LS29 8EP

A lovely three-bedroomed house in this highly desirable residential area near the town centre, train station and river. It offers flexible accommodation arranged over three floors briefly comprising an open-plan living-room and kitchen, playroom / guest room, office, shower room, two further bedrooms, nursery / dressing-room and bathroom. Enclosed seating areas to both the south-facing front and to the rear. Unfurnished. EPC Rating: D



£1,195 pcm



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

GROUND FLOOR

LIVING AREA

22' 1" x 16' 5 max overall" (6.73m x 5m)
Comprising...

SITTING ROOM

Having a woodburning stove, coving, radiator and a window to the front elevation.

KITCHEN AREA

Fitted with a range of cream base and wall units having wooden work surfaces and white sink unit with mixer tap. Appliances comprise an oven with gas hob and stainless steel cooker hood over, fridge freezer, washing machine and dishwasher. There is a radiator, coving and a door and window to the rear elevation.

LOWER GROUND FLOOR

PLAYROOM / BEDROOM THREE

13' 6" x 11' 2" (4.11m x 3.4m) Having a radiator, built-in storage and a small window to the front elevation.
Leading through to:

OFFICE

11' 4" x 7' 2" (3.45m x 2.18m) Having a radiator, recessed storage area and door to the rear.

SHOWER ROOM

6' 10" x 4' 4" (2.08m x 1.32m) Fitted with a shower enclosure, toilet and pedestal basin. Heated towel rail, vinyl flooring and extractor fan.





FIRST FLOOR

BEDROOM ONE

10' 9" x 8' 11" (3.28m x 2.72m) Having built-in wardrobes, radiator and a window to the front elevation.

BEDROOM TWO

11' 0" x 8' 6 max" (3.35m x 2.59m) Having a radiator, coving and window to the rear elevation.

NURSERY / DRESSING ROOM

6' 3" x 5' 2" (1.91m x 1.57m) Having a built-in cupboard to the stair head, radiator, coving and window to the front elevation.

BATHROOM

7' 7" x 7' 3" (2.31m x 2.21m) Fitted with a modern white suite comprising P-shaped bath with shower over, low suite w.c. and wash basin. Heated towel rail, built in cupboard and window to the rear elevation. Tiled floor and fully tiled walls.

OUTSIDE

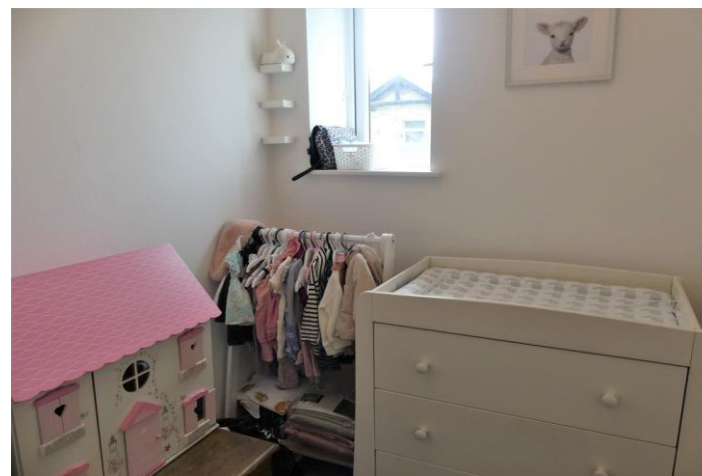
There is a private enclosed garden area to the front of the property and an enclosed yard to the rear with a wooden store.

COUNCIL TAX


Band C.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated; in this instance our client is looking for a TWELVE MONTH tenancy. 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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
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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