



- Spacious Apartment
- One Bedroom
- Open Plan Living Area
- Well Equipped Kitchen
- Allocated Car Parking Space

5 Arkendale Court, Melbeck Close, Menston, Ilkley, LS29 6RS

A beautifully converted one bedroomed ground floor apartment with allocated car parking space, located in a highly regarded development with well maintained grounds and being within walking distance of the railway station. Unfurnished.

£695 pcm



This spacious, stylish apartment, with carpets and blinds, gas fired central heating, double glazing and approximate room sizes, comprises...

COMMUNAL ENTRANCE

Shared with three other apartments, the entrance hall has individual post boxes for each apartment and stairs to the first floor.

PRIVATE HALL

12' 9" x 3' 11" (3.89m x 1.19m) having an entry phone, radiator, built in cupboard and additional cupboard housing the boiler.

OPEN PLAN LIVING AREA

comprising...

SITTING ROOM

16' 0" x 12' 4" (4.88m x 3.84m) this lovely light room has two large windows to the rear overlooking the well maintained grounds, a radiator, telephone point and television point. Open to:

KITCHEN AREA

12' 2" x 6' 4" (3.71m x 1.93m) this stylish and well equipped kitchen is fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. The integrated appliances comprise an electric oven, four ring gas hob with cooker hood over, a fridge freezer, microwave, washer dryer and a dishwasher. Ceramic tiled floor.

BEDROOM

16' 5 max" x 11' 2 max" (5m x 3.4m) this well proportioned double bedroom has two large windows to the front elevation, a radiator, telephone point and television point.





BATHROOM

9' 1" x 4' 8 (+ door recess)" (2.77m x 1.42m) the smart bathroom is fitted with a white suite comprising panelled bath with wall-mounted mixer tap and rainfall shower over, vanity unit with wash basin and a wall hung w.c. There are also two large heated towel rails, recessed spot lights and a shaver point. Vinyl flooring and part tiled walls.

PARKING

The apartment has one allocated car parking space.

GROUNDS

The property is set within well maintained grounds.

COUNCIL TAX

Band B.

NOTES


Please note that this property does not accept pets.

Please also note that in this instance we are marketing the property on behalf of a Landlord 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 minimum 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(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.

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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