



- Two bedroom apartment
- Ground floor
- Private entrance
- Conservatory

## **1 Royd Mews, Ings Lane, Bradley, Keighley, BD20 9DW**

A well presented, two bedroom ground floor apartment, with conservatory, garden area and allocated parking.

The property benefits from gas central heating, double glazing and comprises, large living/dining room, kitchen with breakfast bar, conservatory, two bedrooms and bathroom.



**£595 pcm**



## Property Description

A well presented two bedroom ground floor apartment, with conservatory, garden area and allocated parking. The property benefits from gas central heating, double glazing and comprises, large living/dining room, kitchen with breakfast bar, conservatory, two bedrooms and bathroom.

### LIVING/DINING ROOM

20' 7" x 10' 5" (6.27m x 3.18m) With private entrance door, two double glazed windows to the front of the property and central heating radiators.

### KITCHEN

10' 11" x 7' 7" (3.33m x 2.31m) With a range of wall mounted cupboards, base units and drawers, 1 1/2 bowl sink, space & plumbing for washing machine, double glazed window to the front and wall mounted combi boiler.

\*\*A new cooker will be fitted prior to the start of a tenancy\*\*

### INNER HALLWAY

With useful store cupboard.

### BEDROOM ONE

13' 1" x 9' 0" (3.99m x 2.74m) With central heating radiator and French Doors to the conservatory.

### BEDROOM TWO

11' 8" x 7' 0" (3.56m x 2.13m) With central heating radiator and double glazed window to the rear.

### BATHROOM

With white suite comprising, basin with chrome mixer tap, low flush w.c, panelled bath with shower over and glazed side screen, central heating radiator, shaver socket and extractor fan.

### CONSERVATORY

14' 8" x 5' 11" (4.47m x 1.8m) With Velux windows, power, light and doors to the allocated parking space, private garden area and communal gardens.

### OUTSIDE

There is an allocated parking space, small private garden area, pleasant communal gardens and visitor parking area.



Please note that this property does not accept pets.

### **COUNCIL TAX**

Band B.

### **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.

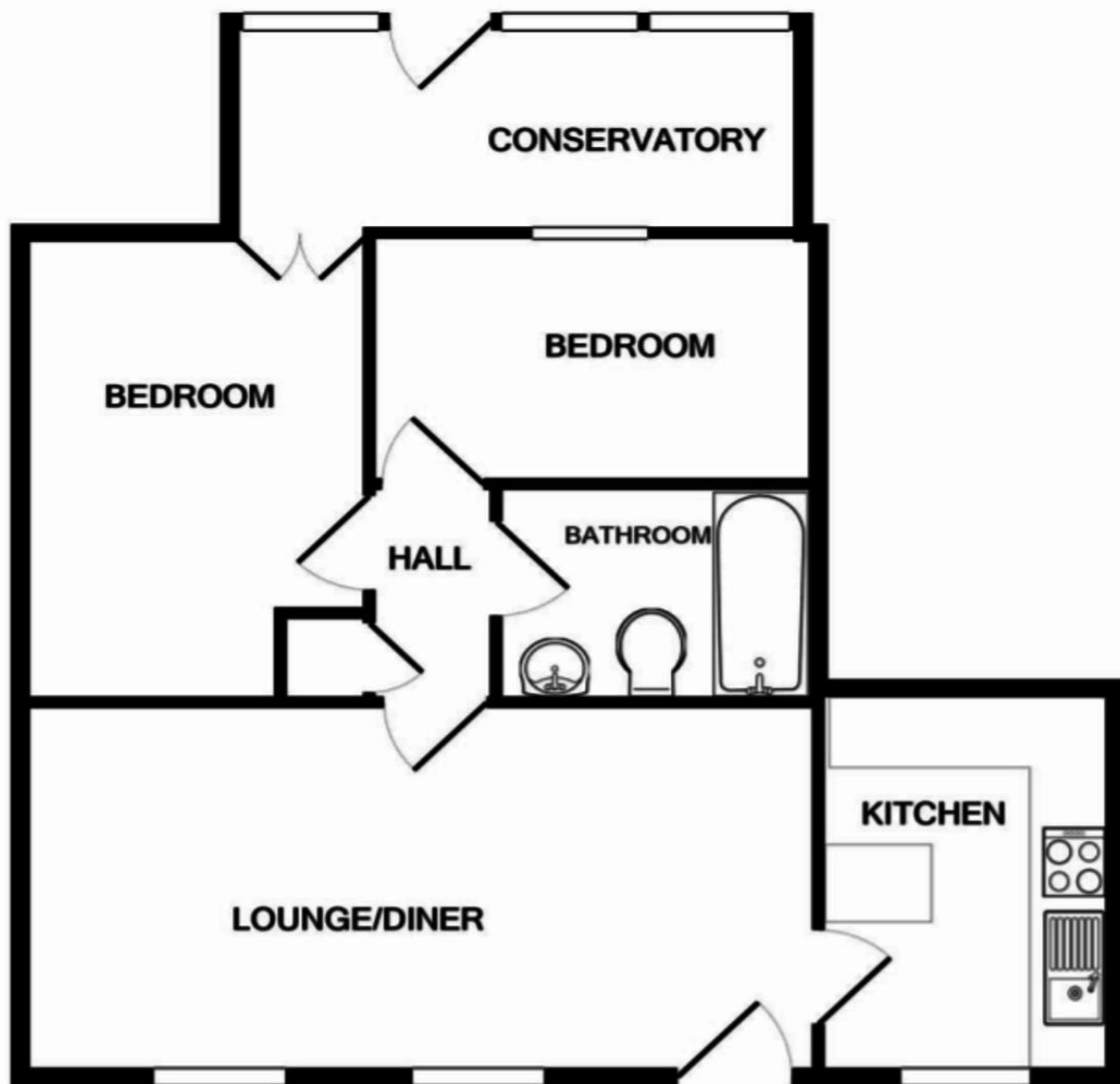
### **RENTAL PROCEDURE**

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.