



- End Town House
- Master Bedroom with En-Suite
- Sitting Room with Balcony
- Dining Kitchen
- Off Street Parking

## 1 Elim Court, Wharfe View Road, Ilkley, LS29 8DY

A beautifully presented three / four bed roomed modern town house providing accommodation arranged over three floors. There is a lawned garden with patio to the rear, along with a balcony off the first floor sitting room, and a paved driveway to the front leads to an integral garage. Unfurnished. EPC Rating: B



**£1,295 pcm**



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

#### **ENTRANCE HALL**

The welcoming entrance has wood effect flooring, a radiator and a useful recessed cloaks cupboard. There is also a utility cupboard with plumbing for a washing machine and space for a tumble dryer above.

#### **W.C.**

6' 4" x 2' 6" (1.93m x 0.76m) Fitted with a low suite w.c. and a wall mounted wash basin and having a heated towel rail.

#### **SECOND LIVING ROOM / BEDROOM FOUR**

16' 2" x 13' 0" (4.93m x 3.96m) A lovely spacious room with a door leading out to the rear garden, radiator and a useful recessed cupboard with hanging rail.

#### **FIRST FLOOR LANDING**

Light landing with a radiator and a window to the front elevation.

#### **SITTING ROOM**

16' 2" x 15' 11" (4.93m x 4.85m) Having an attractive fireplace with coal effect gas fire, television and telephone points, radiator and wall lights. There is also a door opening out to a balcony with long distance views to the hills beyond.

#### **DINING KITCHEN**

20' 2" x 9' 3" (6.15m x 2.82m) The kitchen area is fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, five ring gas hob with cooker hood over and a dishwasher. There is also space for a fridge freezer. To the dining area there is a radiator, television point and a window to the front elevation.

#### **SECOND FLOOR LANDING**

Having a radiator and a recessed storage cupboard with hanging rail.





### MASTER BEDROOM

15' 10" + door recess" x 9' 4" (4.83m x 2.84m) Having a radiator and a window to the rear elevation.

### EN-SUITE SHOWER ROOM

5' 9" x 5' 8" (1.75m x 1.73m) Fitted with a shower, low suite w.c. and vanity unit with wash basin. There is also a heated towel rail. Vinyl flooring and partly tiled walls.

### BEDROOM TWO

14' 0" x 9' 3" (4.27m x 2.82m) Having a radiator, television and telephone points and a window to the front elevation.

### BEDROOM THREE

12' 4" x 6' 5" (3.76m x 1.96m) A good sized single bedroom having a radiator and a window to the rear elevation.

### HOUSE BATHROOM

The light bathroom is fitted with a white suite comprising a panelled bath with shower and screen, low suite w.c. and a wall-hung basin. There is also a heated towel rail, extractor fan, shaver point and Velux window. Vinyl flooring and part tiled walls.

### INTEGRAL GARAGE

20' 5" x 9' 0" (6.22m x 2.74m) The garage has light and power and also has a cupboard housing the boiler.

### PARKING

In addition to the garage, there is a block paved drive to the front of the property providing off street parking.

### GARDEN


To the rear of the property there is an enclosed lawned garden with paved patio.

### PLEASE NOTE

Pets are not permitted at this property.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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	

## 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 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