



- Ground Floor Apartment
- Sitting Room with French doors
- Kitchen
- Master Bedroom with En-Suite
- Allocated Parking Space

2 Keats House, Blackthorn Road, Ilkley, LS29 8UR

This newly redecorated and recarpeted ground floor apartment has a sitting room, breakfast kitchen, master bedroom with en-suite, second bedroom and house bathroom. The property is set within well maintained communal grounds and has one allocated car parking space. Unfurnished.



£695 pcm



The property, with electric heating, double glazing and approximate room sizes, comprises...

COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL

The welcoming entrance hall has an entry phone, electric heater and a cupboard housing the hot water tank.

SITTING ROOM

13' 11" x 11' 7" (4.24m x 3.53m) A well proportioned room having French doors to the front elevation, television point, telephone point, electric heater and an electric fire.

KITCHEN

10' 3" x 7' 11" (3.12m x 2.41m) Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring electric hob and cooker hood over, a fridge freezer and a washer dryer. Window to the front elevation.

MASTER BEDROOM

12' 7" x 9' 0" (3.84m x 2.74m) Having a built-in wardrobe, television point, telephone point, electric heater and French doors to the rear.

EN-SUITE SHOWER ROOM

4' 10" x 4' 6 (+shower recess)" (1.47m x 1.37m) Fitted with a white suite comprising a recessed shower cubicle, pedestal wash basin and low suite w.c. There is also a heated towel rail, small electric fan heater, extractor fan and shaver point. Vinyl flooring.





BEDROOM TWO

9' 2" x 8' 4" (2.79m x 2.54m) Having an electric heater and window to the rear elevation.

BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m) Fitted with a white suite comprising a panelled bath, pedestal basin and low suite w.c. There is also a heated towel rail, small electric fan heater and extractor fan. Vinyl flooring.

OUTSIDE

The property is set within well maintained communal grounds.

PARKING

The apartment has one allocated car parking space and additional parking is available for visitors.

COUNCIL TAX

Band B

PET POLICY

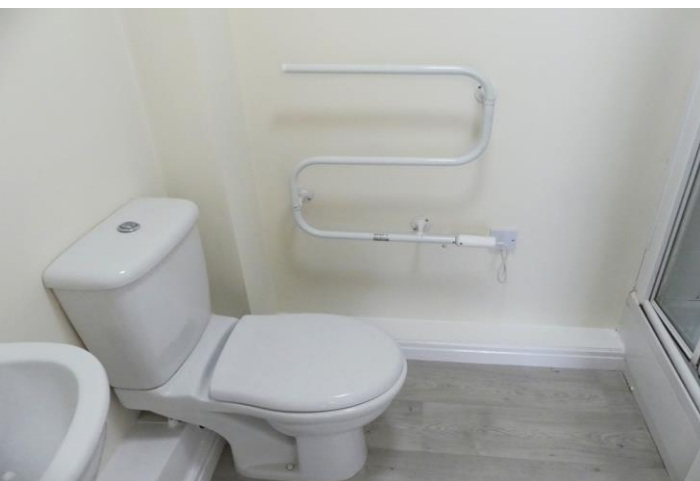
Please note that this property does not accept pets.

PLEASE NOTE


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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	85
(69-80) C		
(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