



- Spacious Mid Terrace
- Three Bedrooms
- Cosy Sitting Room
- Dining Area with Woodburner

31 Grangefield Avenue, Burley In Wharfedale, Ilkley, LS29 7HA

This spacious three bedroomed mid terraced house has been newly decorated and recarpeted throughout. The accommodation briefly comprises a cosy sitting room, dining area opening to the bright kitchen, three bedrooms, bathroom and an enclosed courtyard to the rear. Situated in a popular residential area of Burley in Wharfedale the property is within walking distance of the train station. Unfurnished. EPC Rating: D.

£950 pcm



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

ENTRANCE HALL

15' 1" x 3' 3" (4.6m x 0.99m) The welcoming entrance hall has coving, ceiling rose and a dado rail. There is also a radiator and telephone point.

SITTING ROOM

13' 11" (into bay)" x 9' 5" (+ recesses)" (4.24m x 2.87m) The sitting room again has coving and a ceiling rose, along with a bay window to the front of the property. Built-in cupboards and shelving provide useful storage and there is also a television point and a radiator.

DINING AREA

12' 9" (+ recess)" x 12' 0" (3.89m x 3.66m) Having a recessed fireplace with woodburning stove, ceiling rose, recessed spotlights and a radiator. There is also a useful understairs storage cupboard. Open to...

KITCHEN

12' 8" x 8' 6" (3.86m x 2.59m) The bright kitchen has a tiled floor and is fitted with a range of white base and wall units having wooden work surfaces, tiled splashbacks and a stainless steel sink unit. Appliances comprise an integrated electric oven, gas hob with cooker hood over and a fridge freezer. The kitchen also houses the boiler and there are two Velux windows, a window to the rear elevation and French doors leading out to the courtyard.

FIRST FLOOR LANDING

With a radiator and ceiling rose.

BEDROOM ONE

13' 3" x 11' 6" (4.04m x 3.51m) A double bedroom having a built-in wardrobe, walk-in wardrobe, radiator and a window to the front elevation.





BEDROOM TWO

9' 4" x 9' 1" (2.84m x 2.77m) Having a radiator and window to the rear elevation.

BATHROOM

7' 4 (+ door recess)" x 4' 11" (2.24m x 1.5m) Fitted with a white suite comprising a large bath with shower over, pedestal wash basin and low suite w.c. There is also a large heated towel rail, mirrored cabinet and extractor fan. Vinyl flooring, part tiled walls and a window to the rear elevation.

SECOND FLOOR

ATTIC BEDROOM

16' 0" x 13' 2 (max)" (4.88m x 4.01m) A lovely light spacious double bedroom with window to the front elevation and Velux to the rear, recessed spotlights and radiator.

OUTSIDE

There is an enclosed courtyard with wooden shed to the rear of the property and a small garden area to the front.

COUNCIL TAX

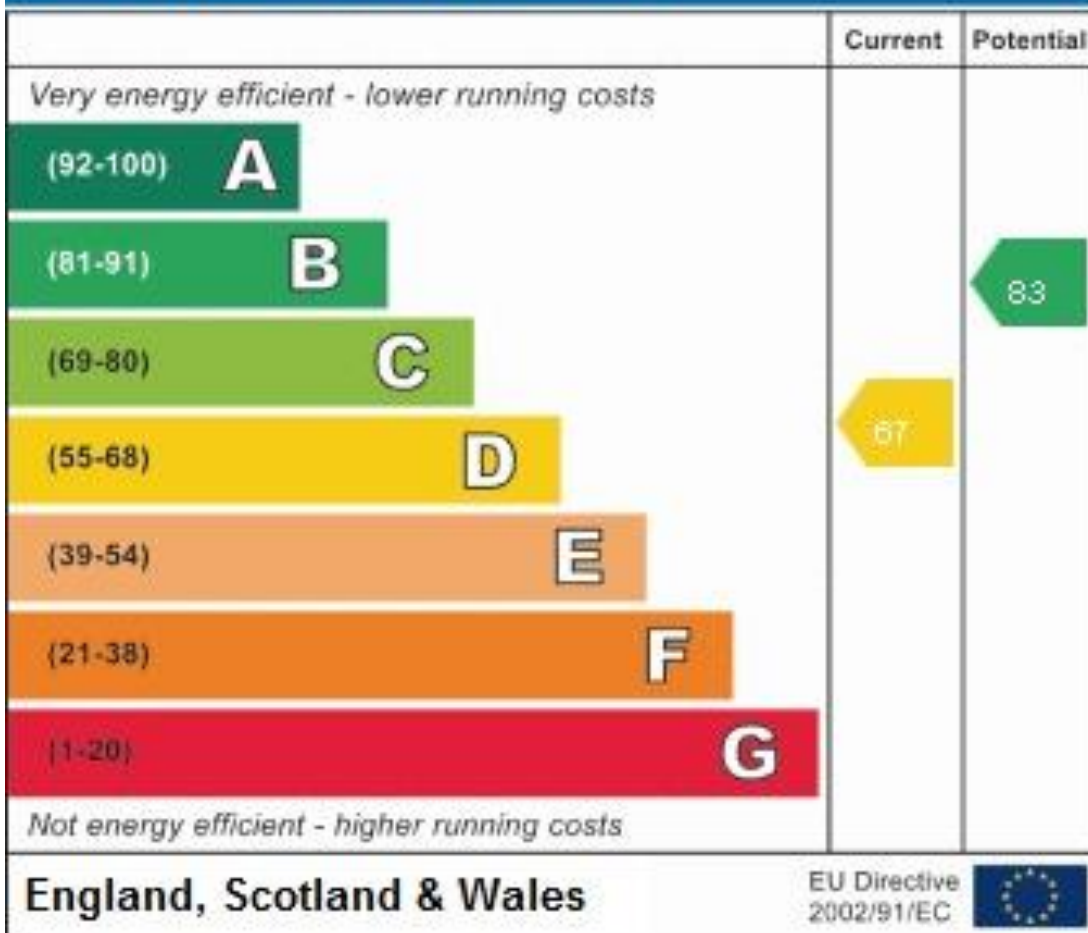
Band C.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. 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



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