



- Ground Floor Flat
- Two Bedrooms
- Private Entrance
- Allocated Parking

1 Nelson Court, Ilkley, LS29 8HN

A good sized two bedroomed ground floor flat with allocated parking and private entrance, situated in the heart of Ilkley town centre. This newly recarpeted property benefits from gas central heating, double glazing and briefly comprises an entrance vestibule, entrance hall, generous living room, kitchen, two bedrooms and bathroom. Unfurnished.

£625 pcm



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

ENTRANCE PORCH

5' 1" x 3' 1" (1.56m x 0.95m)

ENTRANCE HALL

With central heating radiator.

LIVING ROOM

17' 6" x 11' 3" (5.34m x 3.45m) With UPVC double glazed windows to the front and side of the property and central heating radiator.

KITCHEN

10' 7" x 6' 1" (3.25m x 1.86m) With a range of wall mounted cupboards, base units and drawers, electric cooker, fridge freezer, large store cupboard and central heating radiator.

BEDROOM ONE

13' 3" x 8' 8" (4.06m x 2.66m) With UPVC double glazed window to the side of the property and central heating radiator.

BEDROOM TWO

8' 5" x 6' 0" (2.57m x 1.83m) With UPVC double glazed window to the front of the property, central heating radiator and wall mounted boiler.

BATHROOM

6' 3" x 5' 6" (1.92m x 1.69m) With panelled bath, electric shower, low flush wc and basin.

OUTSIDE

The property sits within well kept communal grounds and benefits from an allocated off road parking space.



PLEASE NOTE

The property is currently being decorated and will benefit from new carpets, blinds and kitchen worktop before the start of a tenancy.

COUNCIL TAX

Band B.

PETS

Please note that this property does not accept pets.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(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 

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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