



- Split Level Apartment with some Original Features
- Two Bedrooms
- Spacious Sitting Room
- Kitchen with Breakfast Bar
- Furnished

## 29a Church Street, Ilkley, LS29 9DR

A spacious two bed roomed apartment with some lovely period features, tucked away in the heart of Ilkley town centre. The property provides two bed roomed furnished accommodation arranged over two floors and having gas fired central heating and double glazing.

**£950 pcm**



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

#### **ENTRANCE HALL**

10' 0" x 4' 10 max" (3.05m x 1.47m) Having a radiator and a tiled floor.

#### **UTILITY ROOM / CLOAKROOM**

63' 4" x 10 max' (19.3m x 3.05m) Having a washing machine and tumble dryer and fitted with a low suite w.c. and pedestal wash basin. Extractor fan and tiled floor.

#### **KITCHEN**

21' 10" x 9 max' (6.65m x 2.74m) The kitchen has a granite-topped island with an electric induction hob, extractor hood, integrated dishwasher and breakfast bar. Additional appliances comprise an electric oven and grill, fridge freezer and a microwave. There is also an extensive range of shelving, Belfast sink, wall-mounted television and a cupboard housing the boiler. Window to the rear elevation and tiled floor.

#### **INNER HALL**

11' 9" x 5' 5" (3.58m x 1.65m) Having a recessed storage cupboard, ceiling coving, recessed spotlights and stairs to the second floor.

#### **SITTING ROOM**

14' 4 (plus bay)" x 13' 7 max" (4.37m x 4.14m) The spacious sitting room has a lovely large bay window with stained glass, decorative cast iron fireplace with tiled slips, radiator and an ornate ceiling rose, cornice and picture rail.

#### **SECOND FLOOR LANDING**

The airy landing offers potential to create a study area.





### **BEDROOM ONE**

13' 8 (plus bay)" x 13' 6 max" (4.17m x 4.11m) A spacious double bedroom having a bay window with stained glass offering long distance views across the rooftops towards Middleton. There is also a radiator, built in wardrobe and exposed beam.

### **BEDROOM TWO**

13' 4" x 6' 9 (+ recess)" (4.06m x 2.06m) Having a built-in wardrobe, exposed beam, radiator and window providing views towards Ilkley Moor.

### **BATHROOM**

9' 9" x 4' 8" (2.97m x 1.42m) Fitted with a white suite providing a claw foot bath with rainfall shower over, additional shower head and glass screen, a pedestal basin and low suite w.c. There is also an illuminated mirrored cabinet, radiator, eaves storage area, Velux window to the rear and a tiled floor having underfloor heating.

### **PLEASE NOTE**

The mattresses, bar stools and sitting room television are not included.

### **OUTSIDE**

There is a tarmacadam area to the rear.

### **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.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	50	
(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	

## 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