



- Split Level Apartment
- Highly Regarded Area
- Two Bedrooms
- Living Room with Balcony

### **Lodge Hill Rise, Langbar Road, Ilkley, LS29 0AR**

This beautiful two bedroomed property, with bathroom and shower room, is situated in a highly regarded area of Ilkley and has a private garden and off-street parking as well as a small balcony.

Available Furnished or Unfurnished.



**£1,100 pcm**



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

## LOWER GROUND FLOOR

### ENTRANCE HALL

With radiator, coat hooks, small understairs cupboard and coving.

### MASTER BEDROOM

11' 4" x 9' 0" (3.45m x 2.74m) Having fitted wardrobes and cupboards, radiator, television point and coving. Window to the side elevation.

### EN-SUITE BATHROOM

7' 3" x 5' 8" (2.21m x 1.73m) Fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and pedestal wash basin. There is also a shaver point, heated towel rail, mirror and extractor fan. Vinyl flooring and part tiled walls.

## GROUND FLOOR

### LIVING ROOM

17' 4" x 14' 1 max" (5.28m x 4.29m) The spacious living room has French doors opening to a Juliet balcony with views across the valley as well as a door to the side leading out to a small balcony. There are also two radiators, a television point and a window.

### KITCHEN

9' 2" x 9' 0" (2.79m x 2.74m) Fitted with a range of base and wall units with complementary work surfaces, tiled splashbacks and a stainless steel sink unit. Integrated appliances comprise an electric oven, microwave, slimline dishwasher, fridge freezer and induction hob with cooker hood over. Vinyl flooring and a window to the side elevation.





### UTILITY ROOM

9' 8" x 5' 0" (2.95m x 1.52m) Fitted with a range of units having complementary work surfaces, tiled splashbacks and a stainless steel sink unit. There is a washer dryer and vinyl flooring. There is a window to the side elevation and a door leading out to the private garden.

### BEDROOM TWO

13' 8" x 9' 0" (4.17m x 2.74m) Another good sized bedroom having with French doors leading out to the garden and a small window to the side. There is a fitted cupboard, television point and coving.

### SHOWER ROOM

8' 5" x 5' 7" (2.57m x 1.7m) Fitted with a white suite comprising a shower enclosure with thermostatic shower, low suite w.c. and pedestal wash basin. There is also a heated towel rail, extractor fan and mirror. Part tiled walls.

### GARDEN

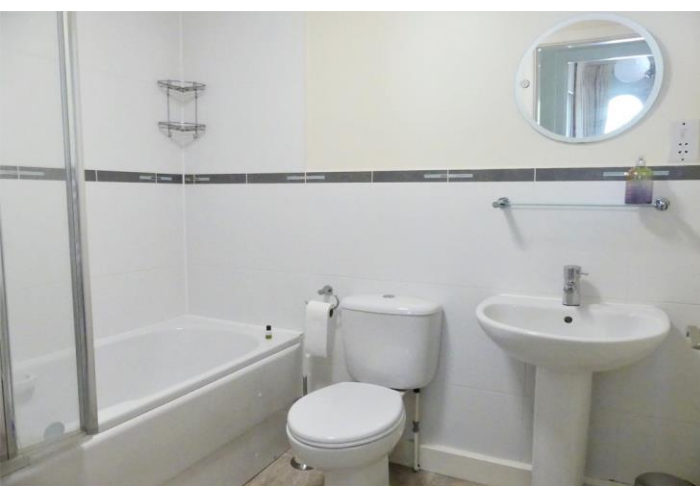
The property has a private gravelled garden with raised paved seating area.

### PARKING

There is off street parking available.

### AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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.

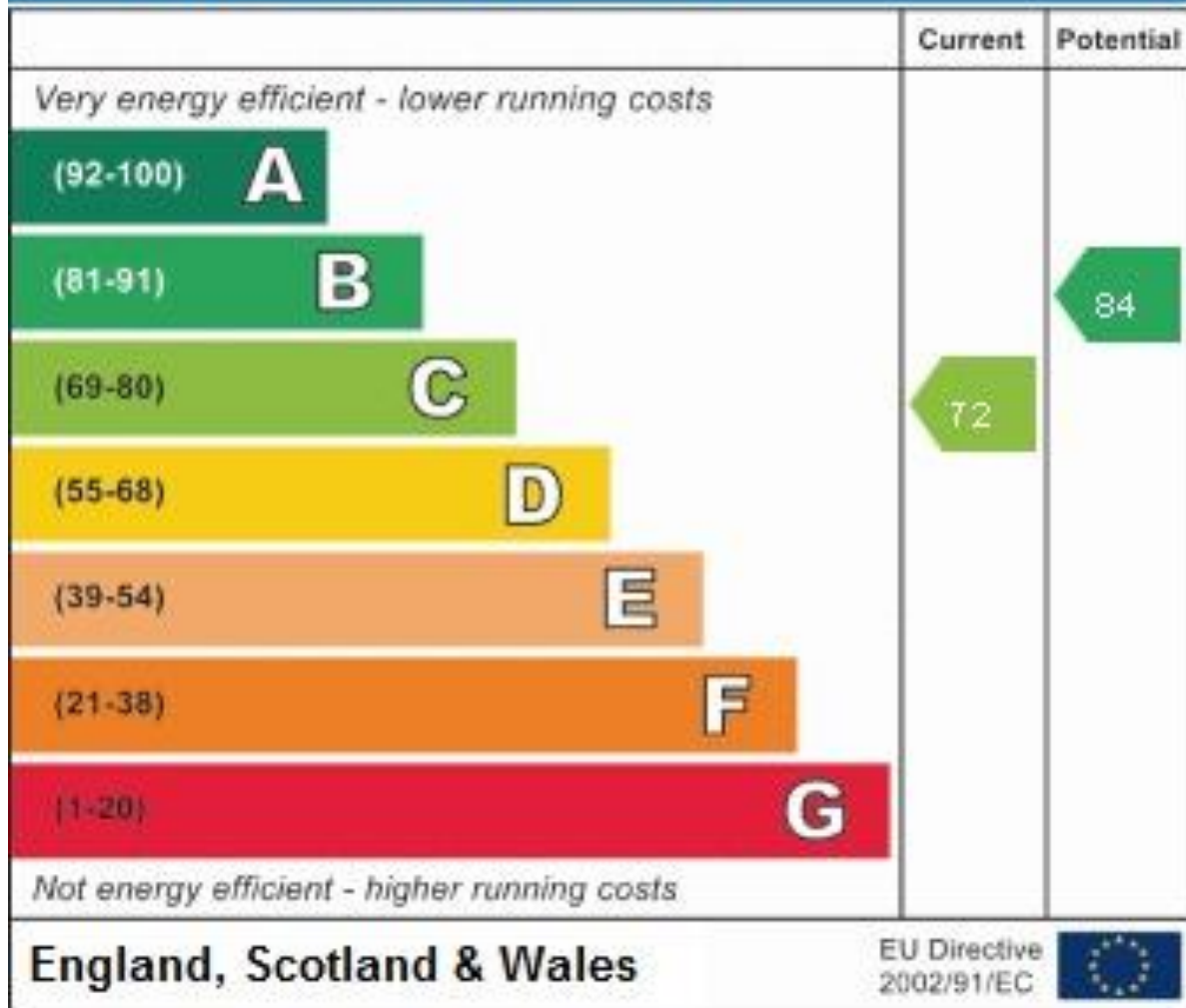
### PAYMENTS

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



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

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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