



- Mid Terrace
- Three Double Bedrooms
- Sitting Room
- Dining Kitchen

39 Brewery Road, Ilkley, LS29 8JD

A spacious three bed roomed property finished to a high specification with a contemporary feel and retaining some original features, located just a short stroll from the railway station and town centre. Unfurnished.

£975 pcm



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

ENTRANCE VESTIBULE

SITTING ROOM

13' 5" x 11' 11" (4.09m x 3.63m) The cosy sitting room has a large window to the front elevation, radiator, ceiling cornice and ceiling rose.

DINING KITCHEN

16' 7" x 12' 3 overall" (5.05m x 3.73m)

KITCHEN AREA

Fitted with a range of base and wall units having complementary work surfaces, tiled splash backs and an inset stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, gas hob with cooker hood over and an under counter fridge. There is also an understairs cupboard providing additional storage plus plumbing for a washing machine. Ceramic tiled floor and recessed spotlights.

DINING ROOM

Having a large recessed decorative fireplace and laminate flooring.

FIRST FLOOR

BEDROOM ONE

12' 4" x 9' 8" (3.76m x 2.95m) With a radiator and window to the rear elevation.

EN-SUITE SHOWER ROOM

6' 7" x 3' 10" (2.01m x 1.17m) Fitted with a white suite comprising a recessed shower enclosure with thermostatic shower, low suite w.c. and pedestal basin. There is also a radiator, extractor fan, part tiled walls, vinyl flooring and a window to the rear elevation.

BEDROOM TWO

11' 11" x 9' 6" (3.63m x 2.9m) With a radiator and window to the front elevation.





HOUSE BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m) Fitted with a white suite comprising panelled bath with shower attachment over, low suite w.c. and pedestal wash basin. Part tiled walls, extractor fan and towel rail.

SECOND FLOOR

BEDROOM THREE

17' 0 to eaves" x 13' 7" (5.18m x 4.14m) With a lovely decorative feature brick fireplace, recessed spot lights and two Vekux windows.

OUTSIDE

To the rear of the property there is an enclosed courtyard with planted borders and there is a small garden area at the front.

COUNCIL TAX

Band B.

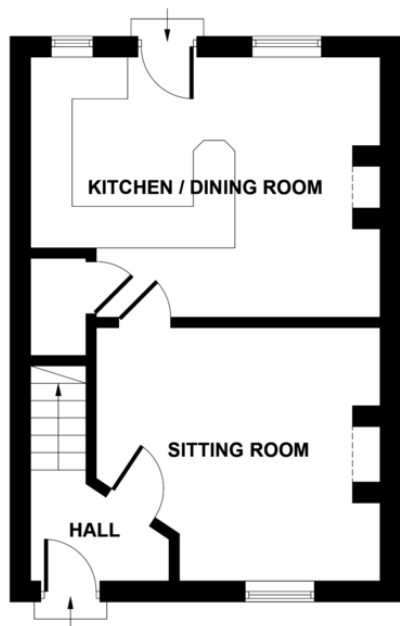
AGENTS NOTES

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.

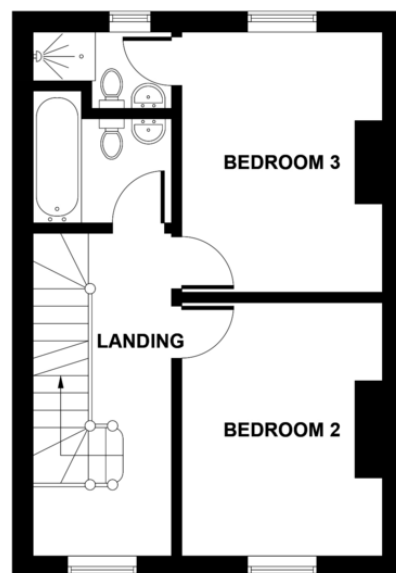
RENTAL PROCEDURE

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.



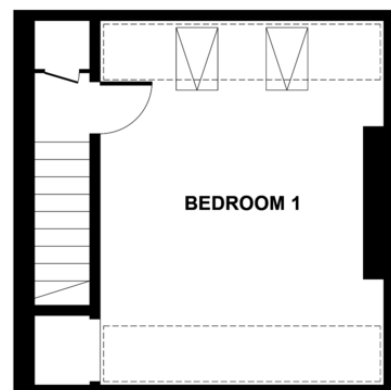


GROUND FLOOR



FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5M / 5'0"



SECOND FLOOR

39 BREWERY ROAD

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 786202)

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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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