



- Mid Terraced Property
- Sitting Room
- Kitchen
- Large Conservatory

24 Golden Butts Road, Ilkley, LS29 8HS

A well proportioned two bedroomed mid-terraced property benefiting from a large conservatory, off road parking and an enclosed west facing rear garden conveniently situated close to Ilkley town centre.



£750 pcm



The property, with gas fired central heating, double glazing an approximate room sizes, comprises:

GROUND FLOOR

HALLWAY

12' 8" x 12' 6" (3.86m x 3.81m) Widest. With entrance door and window to the front elevation. Fitted coat hooks, radiator, carpet, pendant light fitting and stairs to the first floor with under stairs storage cupboard.

SITTING ROOM

12' 8" x 12' 6" (3.86m x 3.81m) Widest. With a modern fire surround with a wood effect finish housing an electric fire. TV point, fitted shelving and storage cupboard, two pendant light fittings and window to the front elevation. Sliding doors into conservatory.

KITCHEN

9' 9" x 5' 9" (2.97m x 1.75m) Fitted with a Shaker style wood effect kitchen comprising a range of base and wall units incorporating cupboards and drawers with complimentary work surfaces and a tiled splash back. Inset stainless steel sink with mixer tap, integrated electric oven with a gas hob having an extractor over, fridge/freezer and plumbing for an automatic washing machine. Cupboard housing the boiler, vinyl flooring, radiator, decorative spotlights and window to the rear elevation.

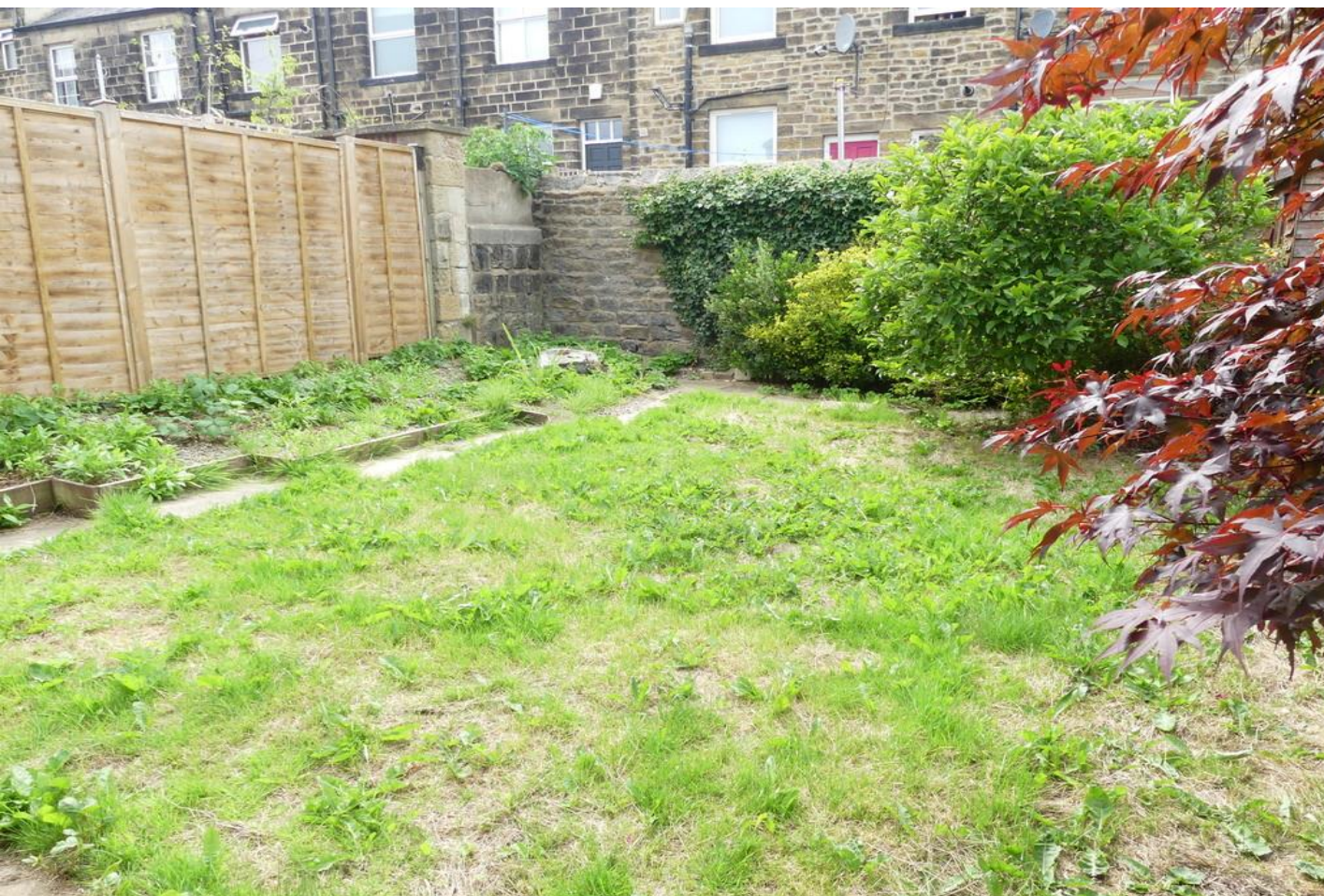
LARGE CONSERVATORY

With carpet, two power points, lighting and doors out to the patio and garden.

FIRST FLOOR

BEDROOM ONE

12' 8" x 8' 10" (3.86m x 2.69m) With radiator, carpet, pendant light, phone and TV point. Dual aspect with windows to the front and rear elevation.



BEDROOM TWO

12' 4" x 7' 0" (3.76m x 2.13m) With a large cupboard, radiator, carpet and windows to the front and rear elevation.

BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m) With a white three piece suite comprising a low suite w.c, wash hand basin with vanity unit and a panel bath with screen and electric shower over. Part tiled walls, mirror fronted storage cupboard, radiator, vinyl flooring, downlights and extractor. Window to the rear elevation.

OUTSIDE

GARDEN

An attractive enclosed garden with lawn and patio.

PARKING

Off street parking for one vehicle to the front of the property.

COUNCIL TAX


Band C.

AGENT 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(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	

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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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