



- Newly Refurbished to High Standard
- Mid Terrace
- Two Bedrooms
- Open Plan Living

### **13 Little Lane, Ilkley, LS29 8EA**

This newly refurbished two bedroomed mid terraced house retains some original features, benefiting from open plan living space, paved garden and has been finished to a high standard with newly fitted carpets and decor. Unfurnished.



**£850 pcm**





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

## GROUND FLOOR

### OPEN PLAN LIVING AREA

20' 11" x 13' 6 overall" (6.38m x 4.11m)

### LIVING ROOM AREA

13' 6" x 12' 11" (4.11m x 3.94m) Retaining the original stone flooring and having fitted cupboards, radiator, coat hooks and a window to the front elevation.

### KITCHEN AREA

10' 7" x 9' 6" (3.23m x 2.9m) Fitted with a range of pale grey Shaker style base and wall units having complementary wood effect work surfaces and stainless steel sink unit with mixer tap. Appliances comprise a slimline dishwasher, electric oven, induction hob and cooker hood. There is also space for a fridge freezer. Stone flooring, window to the rear and a door leading out to the rear. Just off the kitchen there is a small keeping cellar.

## FIRST FLOOR

### BEDROOM ONE

13' 5 max " x 10' 10" (4.09m x 3.3m) Having an original decorative fireplace, fitted cupboard, radiator and a window to the front elevation.

### BATHROOM

9' 2" x 8' 0" (2.79m x 2.44m) The spacious bathroom is fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan, mirror-fronted cabinet, vinyl flooring and a window to the rear elevation. A fitted cupboard houses the boiler and washing machine.





## SECOND FLOOR

### BEDROOM TWO

20' 5" x 13' 5" (6.22m x 4.09m) This large double bedroom has a dormer window providing views of Ilkley Moor, two eaves storage cupboards and a radiator. The size of this room lends itself to also include space to set up a home office.

### WINDOW DRESSINGS

Please note that blinds are due to be fitted in the bedrooms and bathroom and a curtain rail is due to be fitted in the sitting room.

### OUTSIDE

There is a courtyard garden to the rear with store.

### 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.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(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	

## 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.

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