



- Newly Re-Decorated and Re-Carpeted
- End Townhouse
- Sitting Room
- Spacious Kitchen/Diner

20 Carr Croft Court, Parish Ghyll Road, Ilkley, LS29 9NE

An attractive two bedroomed end townhouse that has been recently re-decorated and re-carpeted throughout offering light and airy accommodation benefiting from two double bedrooms, communal gardens and allocated parking conveniently situated in Ilkley town centre.



£995 pcm



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

GROUND FLOOR

HALLWAY

With coat cupboard, fitted window and upvc entrance door.

SITTING ROOM

12' 10" x 12' 0" (3.91m x 3.66m) With an attractive bay window having patio doors to the front elevation overlooking the communal gardens. Radiator, newly fitted carpet, painted wooden surround and marble hearth housing an electric fire. Decorative light fitting.

KITCHEN/DINER

20' 10" x 12' 10" (6.35m x 3.91m) With a fitted white kitchen with a range of base and wall unit incorporating cupboards, drawers and a complementary granite effect work surface with tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven with gas hob and extractor over, fridge/freezer, slimline dishwasher and washer dryer. Storage cupboard housing the boiler and fitted island with additional kitchen storage and breakfast bar. Spacious dining area just off, radiator, halogen spotlights, two decorative light fittings, tile effect laminate flooring and double glazed window to the rear elevation.

FIRST FLOOR

BEDROOM ONE

12' 9" x 12' 2" (3.89m x 3.71m) With a range of fitted wardrobes having hanging rails and shelving, fitted dressing table and additional drawer storage. Radiator, carpet, pendant light fitting and window to the front elevation.





BEDROOM TWO

13' 0" x 9' 08" (3.96m x 2.95m) With radiator, carpet, pendant light fitting and window to the rear elevation.

BATHROOM

8' 03" x 5' 0" (2.51m x 1.52m) With a white three piece suite comprising a low suite w.c, pedestal wash basin with mixer tap and a panel bath with shower screen and thermostatic controlled shower. Heated towel rail, mirror fronted cabinet and illuminated mirror, fully tiled walls and ceramic tiled floor, decorative spotlight fittings, extractor and window to the side elevation.

OUTSIDE

There are communal gardens to the front and rear.

PARKING

There is an allocated parking space.

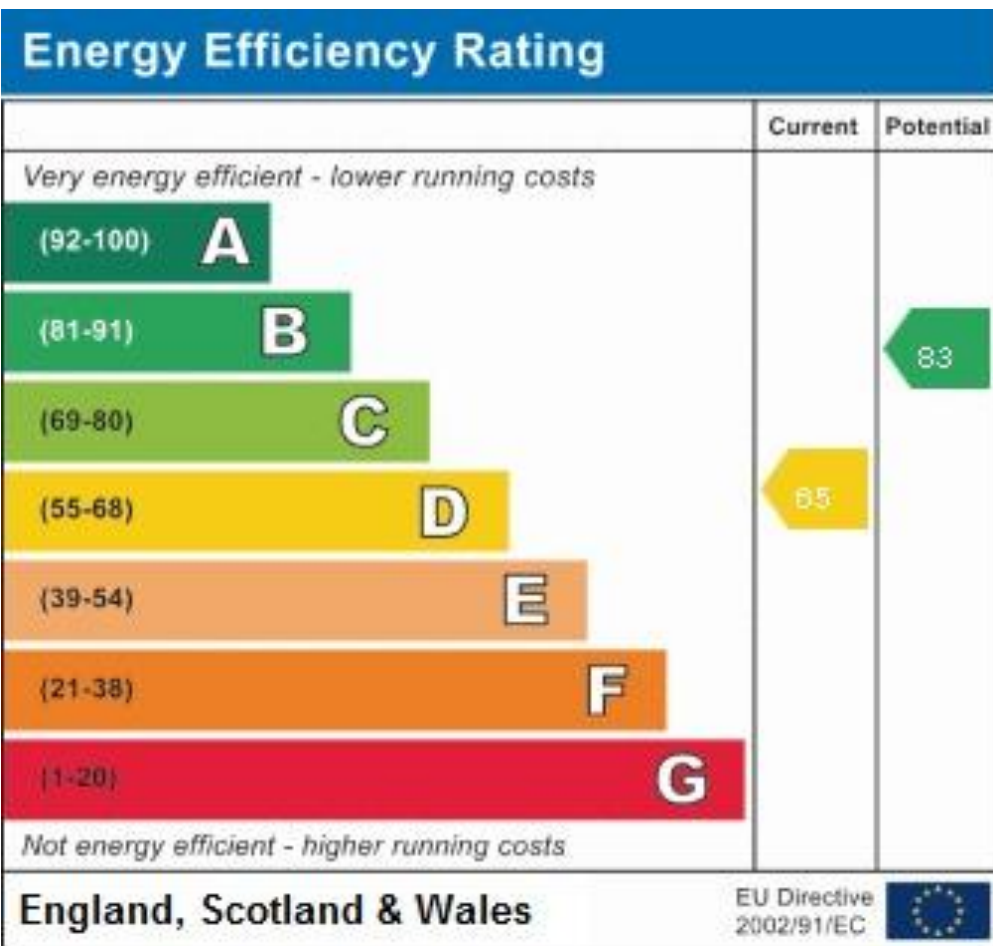
COUNCIL TAX

Band D.

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.





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.

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 and 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