



- Detached Dormer Bungalow
- Two / Three Bedrooms
- Beautiful Lawned Garden
- Newly Fitted Kitchen

10 Park Crescent, Addingham, Ilkley, LS29 0LX

This newly refurbished two / three bedroomed detached house is situated in a quiet cul-de-sac and includes a large sitting room, conservatory, newly fitted kitchen, two shower rooms, garage and a beautiful large lawned garden to the rear. Unfurnished.

£1,395 pcm



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

GROUND FLOOR

ENTRANCE HALL

14' 11" x 4' 11" (4.55m x 1.5m) The spacious hallway has wood effect flooring, telephone point, radiator and an understairs storage cupboard.

BEDROOM THREE / SNUG / DINING ROOM

11' 11" x 9' 3" + door recess" (3.63m x 2.82m) Located at the front of the house this nicely proportioned room has a radiator and a window to the front.

SITTING ROOM

25' 4" x 11' 11" (7.72m x 3.63m) The large sitting room has a coal effect gas fire, ceiling coving, television point, two radiators and a large window to the front elevation. French doors to the rear lead through to the conservatory.

CONSERVATORY

12' 4" x 8' 6" (3.76m x 2.59m) The conservatory has a lovely outlook over the rear garden and French doors leading out to the rear garden and has a radiator and wall light.

SHOWER ROOM

7' 9" x 5' 10" (2.36m x 1.78m) Fitted with a white suite comprising a pedestal wash basin, low suite w.c. and shower enclosure. There is also a radiator, extractor fan and a window to the rear elevation.





BREAKFAST KITCHEN

11' 0" + door recess" x 10' 10" (3.35m x 3.3m) Newly fitted with a range of modern base and wall units with soft close doors, having complementary light coloured worktops and upstands and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and a four ring gas hob with cooker hood over. There is also plumbing for a washing machine, radiator, track ceiling light fitting and tile effect flooring. Window to the rear elevation and a door leading out to the rear.

FIRST FLOOR

BEDROOM ONE

12' 7" x 11' 11" (3.84m x 3.63m) This spacious double bedroom has a radiator and a window to the side elevation.

SHOWER ROOM

5' 9" x 4' 5" (1.75m x 1.35m) Fitted with a shower cubicle, low suite w.c. and small vanity unit with basin. There is also an extractor fan and a wood framed Velux window to the front elevation.

BEDROOM TWO

12' 0" + recess" x 9' 3" (3.66m x 2.82m) A second double bedroom having a radiator, small recessed cupboard with shelving, additional recessed cupboard with hanging rail and a window to the side elevation.

GARDENS

There is a beautifully presented enclosed lawned garden to the rear with mature planting along with a decked area by the conservatory and two paved seating areas.





GARAGE

There is a single garage housing the boiler.

PARKING

There is a tarmac driveway to the front of the property, along with a pebbled area.

COUNCIL TAX

Band E.

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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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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