



- Newly Carpeted and Decorated
- Second Floor Apartment
- Sitting Room
- Modern Kitchen
- Allocated Parking Space

62b The Grove, Ilkley, LS29 9PA

A newly carpeted and decorated two bedroomed second floor apartment in a superb central location ideal for all amenities benefiting from allocated off street parking and enjoying long distance views to both the front and rear. Unfurnished.



£850 pcm



The apartment with electric wall heaters, double glazing and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL FLOOR

With stairs to the upper floors.

SECOND FLOOR

ENTRANCE HALL

With entry phone, carpet and pendant light.

SITTING ROOM

15' 1" x 15' 0" (4.6m x 4.57m) With carpet, pendant light and three wall lights. Double glazed wood sash window to the front elevation with views of The Moor. Television point and telephone point.

Archway into:

KITCHEN

8' 2" x 7' 5" (2.49m x 2.26m) plus additional breakfast bar area. With a modern wood effect kitchen having base and wall units incorporating cupboards and drawers with complimentary granite work surfaces. Integrated appliances including a double oven, ceramic hob with extractor hood, under-counter fridge with freezer box and slimline dishwasher. Stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, breakfast bar area, luxury vinyl floor tiles, electric wall heater and three Velux windows to the front elevation with views of The Moor.

BEDROOM ONE

12' 10" x 10' 10" (3.91m x 3.3m) Max. With carpet and pendant light fitting. Window to the side elevation. Door giving Jack and Jill access to bathroom.



BEDROOM TWO

12' 8" x 11' 2" (3.86m x 3.4m) Max. With carpet and pendant light fitting. Fitted storage cupboard housing the hot water cylinder and window to the rear elevation enjoying views to Middleton.

BATHROOM

8' 8" x 5' 10" (2.64m x 1.78m) A fully tiled bathroom with a three piece white suite comprising a panelled bath with thermostatic shower over having a fixed head, large wash basin and low suite w.c. Ladder style electric chrome radiator, extractor and separate mirror. Recessed spotlights and Jack and Jill access into bedroom one.

PARKING

One allocated off street 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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