



- Newly Carpeted and Decorated
- Top Floor Flat
- Two Bedrooms
- Central Location

Flat 6, Regent Court, Regent Road, Ilkley, LS29 9EA

A newly carpeted and decorated two bed roomed top floor apartment with spacious living room and a single garage to the rear, located in the heart of Ilkley. Unfurnished.



£750 pcm



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

GROUND FLOOR

COMMUNAL HALL

With post boxes and stairs to the upper floors.

SECOND FLOOR

ENTRANCE HALL

The L shaped entrance hall has recessed lighting, radiator, entry phone and a storage cupboard housing the boiler.

LIVING ROOM

18' 2" x 11' 7" (5.54m x 3.53m) A spacious dual aspect room having windows to both the front and rear elevation. There are two radiators, two television points and a telephone point.

KITCHEN

10' 10" x 6' 8" (3.3m x 2.03m) Fitted with a range of white base and wall units having complementary dark work surfaces, tiled splash backs 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 space for a fridge freezer and plumbing for a washing machine. Recessed lights, vinyl flooring and a window to the rear elevation.

BEDROOM ONE

12' 1" x 10' 1" (3.68m x 3.07m) A good sized double bedroom with radiator and a window to the rear elevation.

BEDROOM TWO

12' 3" x 7' 9" (3.73m x 2.36m) Having a radiator, telephone point and window to the side elevation.





BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) Fitted with a white suite comprising a panelled bath with shower over and glass screen, low suite w.c. and a pedestal wash basin. There is also a heated towel rail, mirror, part tiled walls, vinyl flooring and a Velux window.

GARAGE & PARKING

There is a single garage with light located to the rear of the block. Permit parking is available on Regent Road.

COUNCIL TAX

Band C.

AGENTS NOTES

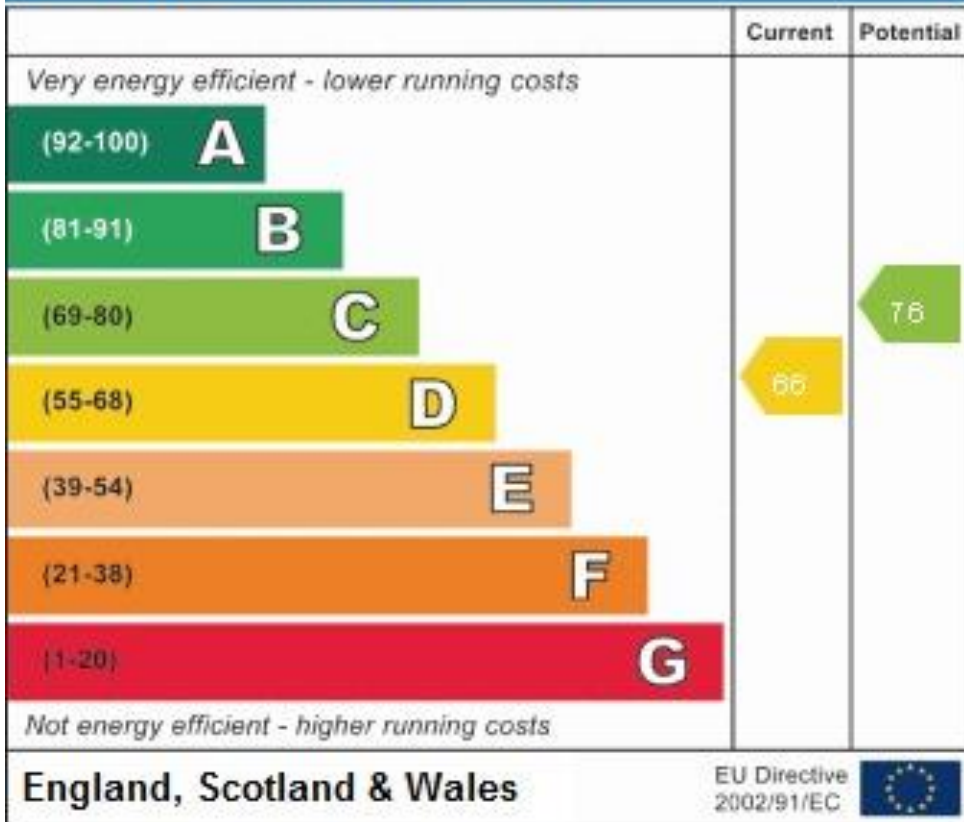
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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



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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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