



- Top Floor Apartment
- Open Plan Living Area
- Double Bedroom
- Modern Bathroom
- Allocated Parking Space

### **Apt 9, 1 Ling Court, Menston, Ilkley, LS29 6QJ**

A one bedroomed top floor flat with open plan living area and allocated parking space, within walking distance of the train station with direct links to Leeds and Bradford. Unfurnished.



**£625 pcm**



The property, with double glazing, electric heating and approximate room sizes, comprises...

## GROUND FLOOR

### COMMUNAL ENTRANCE

With stairs to the upper floors.

## SECOND FLOOR

### HALLWAY

8' 4" x 6' 3" (2.54m x 1.91m) Having electric heater, LED spotlights and a storage cupboard off housing the cylinder tank.

### SITTING ROOM

20' 7" x 10' 2" (6.27m x 3.1m) With double doors opening to a Juliet balcony, electric heater, television and telephone points and LED spotlights.

### KITCHEN

11' 7 max" x 8' 3" (3.53m x 2.51m) Fitted with a range of light base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Integrated appliances comprise a electric oven, halogen hob with cooker hood, washer dryer and a dishwasher. LED spotlights and vinyl flooring.

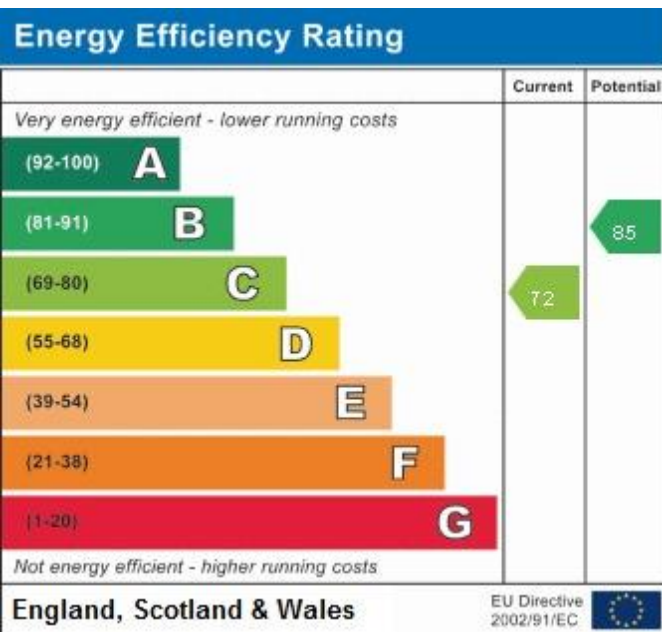


### BEDROOM

12' 2" x 9' 9" (3.71m x 2.97m) Having fitted cupboards with hanging storage, electric heater, LED spotlights and a window to the side elevation.

### BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m) The fully tiled bathroom is fitted with a white suite comprising a panelled bath with electric shower over and a glass screen, low suite w.c. and pedestal wash basin. There is also an extractor fan, shaver point and heated towel rail.



### PARKING

The apartment has one allocated parking space.

### COUNCIL TAX

Band B - Bradford Metropolitan District Council.

### 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.

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 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