



- Newly Refurbished Mid Terrace
- Two Bedrooms
- Sitting Room
- Newly Fitted Kitchen & Bathroom

6 Morningside Road, Ilkley, LS29 8JA

A well presented, newly refurbished, two bed roomed mid terraced house with accommodation arranged over three floors, located just a short walk from the train station and town centre, with an enclosed yard to the rear. Unfurnished.



£850 pcm



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

FRONT PORCH

SITTING ROOM

13' 10" x 13' 4" (4.22m x 4.06m) With a recessed fireplace having a granite hearth and electric stove, fitted cupboards, television point, radiator, cornice, laminate flooring and a window to the front elevation.

KITCHEN

10' 2" x 6' 11" (3.1m x 2.11m) The newly fitted kitchen has a range of Shaker style light grey base and wall units having complementary work surfaces and a composite sink unit with mixer tap. Appliances comprise an electric oven, halogen hob and cooker hood. There is also space for a fridge freezer. Laminate flooring, radiator and window to the rear elevation. In addition there is an understairs cupboard housing the boiler and providing additional storage.

FIRST FLOOR LANDING

With a contemporary stainless steel and glass balustrade and a window to the rear elevation.

BEDROOM ONE

13' 5" x 10' 6" (4.09m x 3.2m) Having a radiator and a window to the front elevation.

BATHROOM

10' 5" x 7' 10" (3.18m x 2.39m) The newly installed bathroom is fitted with a white suite comprising panelled bath with thermostatic shower over and glass screen, whilst a large unit houses the basin and w.c. and provides storage. There is also a wall-mounted storage cupboard, fitted cupboards, radiator, ceramic tiled floor and a window to the rear.





SECOND FLOOR

ATTIC BEDROOM

19' 7" x 13' 7" (5.97m x 4.14m) The spacious top floor bedroom has a solid wood floor, two Velux windows, radiator and eaves storage.

OUTSIDE

There is a small enclosed garden area to the front and an enclosed yard to the rear including a patio area.

PARKING

On street permit parking.

COUNCIL TAX

Bradford Metropolitan District Council - Band B

PLEASE NOTE

Please note that this property does not accept pets.

AGENTS NOTES

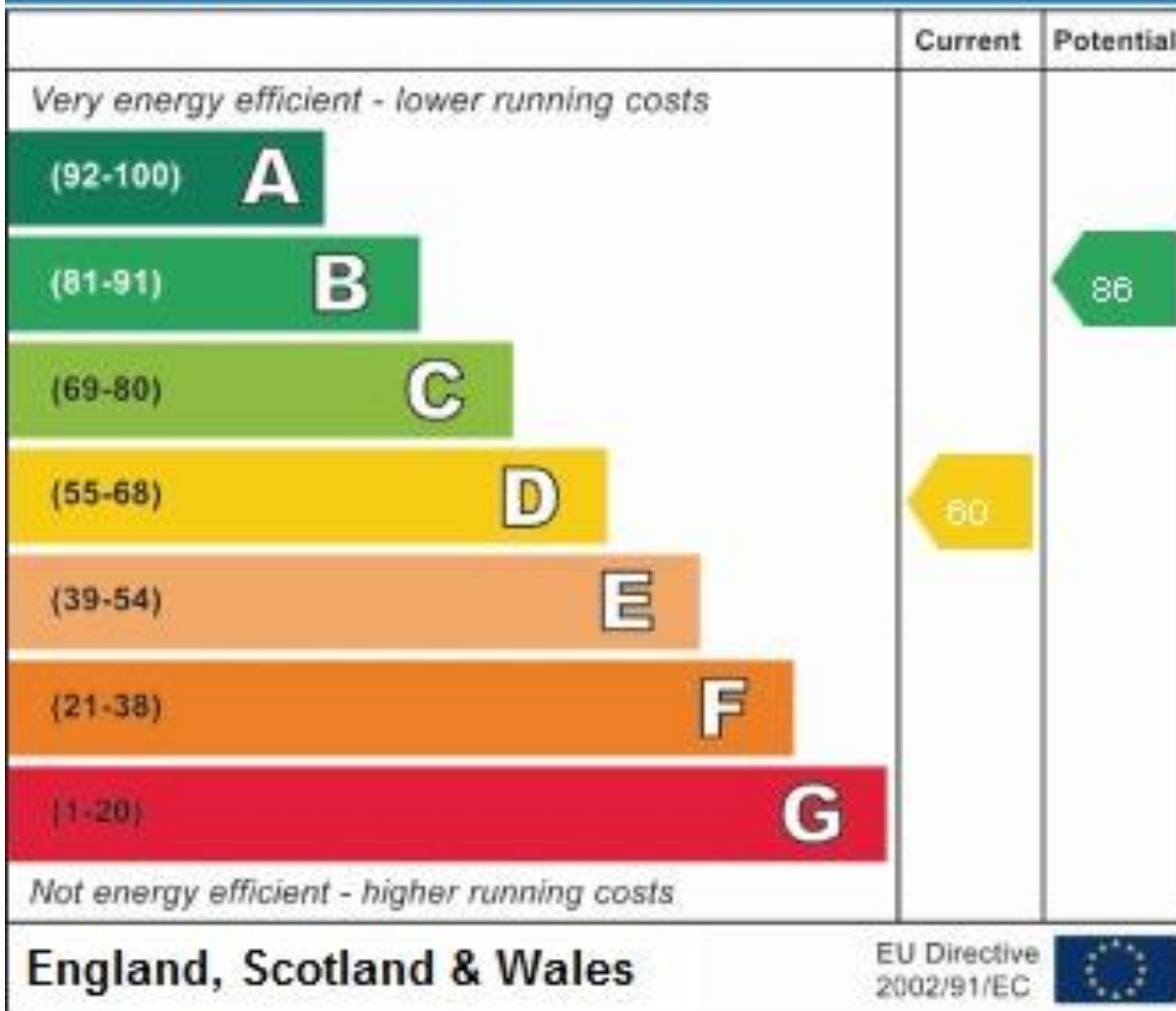
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

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