



- Penthouse Apartment
- Stunning Views
- Large Terrace
- Two Parking Spaces
- Lift Access

Apartment 31, Low Mill, 2 Mill Fold, Addingham, Ilkley, LS29 0SY

This beautiful two bedroomed penthouse apartment has stunning long distance views to both sides, and includes a large terrace accessed from two patio doors to the living area, lift access and two allocated parking spaces. Unfurnished.

£1,095 pcm



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

GROUND FLOOR

COMMUNAL ENTRANCE

A welcoming communal entrance hall with stairs and lift access to the upper floors.

THIRD FLOOR

ENTRANCE HALL

Having wood flooring, entry phone, recessed lighting and a cupboard housing the cylinder tank.

LARGE LIVING ROOM

26' 3" x 12' 7" (8m x 3.84m) A lovely light living room having two patio doors leading out to the terrace, wood flooring, television and telephone points and two heaters.

KITCHEN AREA

14' 2" x 9' 11" (4.32m x 3.02m) Fitted with a range of wood effect base and wall units having complementary dark work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise a double oven, ceramic hob with cooker hood over, fridge freezer, dishwasher and washer dryer. There is also a heater, recessed lighting and a recessed cupboard / pantry. Wooden flooring.

MASTER BEDROOM

13' 2" x 10' 2" (4.01m x 3.1m) Having fitted furniture including wardrobes, headboard and drawers, there is also a heater and telephone point.

EN-SUITE SHOWER ROOM

8' 4" x 3' 10" (2.54m x 1.17m) Fitted with a white suite comprising a large shower enclosure, low suite w.c. and pedestal wash basin with mixer tap. Mirror, heater, extractor fan, recessed lighting, tiled floor and part tiled walls.





BEDROOM TWO

12' 9 max" x 10' 5" (3.89m x 3.18m) Another double room with fitted furniture comprising wardrobes, headboard and drawers.

BATHROOM

7' 10" x 6' 8" (2.39m x 2.03m) Fitted with a white suite comprising a panelled bath with a shower over and glass screen, low suite w.c. and pedestal wash basin. There is also a heated towel rail, recessed lighting, large mirror, tiled floor and part tiled walls.

OUTSIDE

There is a large terrace providing ample entertaining space and stunning long distance views.

PARKING

The apartment has two allocated parking spaces.

CYCLE STORE


There is also a cycle store for use by the residents at Mill Fold.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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