



- First Floor Apartment
- Many Original Features
- Sitting Room with Bay Window
- Modern Kitchen & Bathroom
- Allocated Parking Space

62a The Grove, Ilkley, LS29 9PA

A spacious first floor apartment retaining many original features and having quality fixtures and fittings. There are two bedrooms, sitting room with bay window and modern kitchen and bathroom. The apartment also has an allocated parking space. Unfurnished.



£925 pcm



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

GROUND FLOOR

COMMUNAL ENTRANCE

FIRST FLOOR

HALLWAY

With entry phone, radiator and a utility cupboard off housing a washer dryer.

SITTING ROOM

18' 5" to bay" x 15' 1" (5.61m x 4.6m) An elegant room having a picture rail, cornice, ceiling rose and chandelier light fitting. There is also an attractive stone fireplace with electric fire and a bay window to the front elevation, overlooking the end of The Grove.

KITCHEN

7' 0" x 7' 6" (2.13m x 2.29m) The modern kitchen is fitted with a range of wood effect base and wall units having complementary work surfaces and inset sink unit with mixer tap. Integrated appliances comprise an electric double oven, ceramic hob with cooker hood over, under counter fridge and a slimline dishwasher.

BEDROOM ONE

12' 5" x 11' 2" (3.78m x 3.4m) With ceiling cornice, radiator, original period feature fire surround and window to the rear elevation.

BEDROOM TWO

12' 10" x 10' 3" (3.91m x 3.12m) With ceiling cornice, radiator and a window to the rear elevation.





BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) Fitted with a white suite comprising a panelled bath with shower over and glass screen, low suite w.c. and basin. There is also a heated towel rail, mirror, extractor fan and a window to the side elevation.

PARKING

The apartment has one allocated parking space.

COUNCIL TAX

Bradford Metropolitan District Council Band D

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.

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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

