



- End Terraced House
- Sitting Room
- Kitchen with Pantry
- Two Double Bedrooms

## **2 Morningside Road, Ilkley, LS29 8JA**

This end terraced house is located within a short stroll of the town centre and railway station and has two double bedrooms, a sitting room, kitchen, bathroom and a large, paved yard to the rear. Unfurnished.



**£850 pcm**



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

## GROUND FLOOR

### SITTING ROOM

13' 7" x 12' 10" (4.14m x 3.91m) Having wood effect laminate flooring, fire recess with granite hearth, cornice and ceiling rose, radiator and a window to the front elevation.

### KITCHEN

9' 8" x 6' 11" (2.95m x 2.11m) Fitted with a range of base and wall units having complementary granite effect work surfaces and upstands and a stainless steel sink unit with mixer tap. Appliances comprise an electric oven and halogen hob and there is space for a fridge freezer as well as plumbing for a washing machine. Laminate flooring, radiator and a window to the rear elevation.

A pantry off the kitchen houses the boiler.

## FIRST FLOOR

### BEDROOM ONE

13' 0" x 12' 10" (3.96m x 3.91m) Having a radiator and window to the front elevation.

### BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m) Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low suite w.c. There is a ceramic tiled floor, part tiled walls, a radiator and a window to the rear elevation.





## SECOND FLOOR

### BEDROOM TWO

18' 1 (to eaves)" x 13' 2" (5.51m x 4.01m) Having a dormer window to the front elevation and a radiator.

### OUTSIDE

There is a large paved courtyard to the rear and a small paved area to the front of the property.

### COUNCIL TAX

Bradford Metropolitan Council Band B

### 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



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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