



- End Town House
- Sitting Room and Study
- Breakfast Kitchen
- Three Bedrooms

6 Marlborough Square, Ilkley, LS29 8PU

A newly redecorated and recently updated three bedroomed end townhouse providing family accommodation arranged over three floors enjoying superb views across the valley and situated in an enviable cul de sac location. Unfurnished. EPC Rating D.



£1,295 pcm



The smartly presented property with gas fired central heating, sealed unit double glazing and with approximate room sizes comprises:

GROUND FLOOR

ENTRANCE HALL

With a UPVC entrance door, radiator, vinyl flooring and stairs to the first floor with understairs cloaks cupboard.

CLOAKROOM

With a white low suite w.c and pedestal wash basin. Tiled flooring and window to the front elevation.

UTILITY ROOM

11' 10" x 6' 8" (3.61m x 2.03m) With fitted base cupboards having a complimentary worktop with stainless steel sink unit and mixer tap. Washing machine and tumble dryer, tiled floor, radiator, central heating boiler and internal access into the garage. UPVC door to the garden.

FIRST FLOOR

SITTING ROOM

15' 6" x 15' 1" (4.72m x 4.6m) Newly decorated and carpeted with a telephone point, two radiators and LED spotlights. UPVC door leading to steps down into the front garden and window to the rear elevation.

BREAKFAST KITCHEN

11' 8" x 8' 0" (3.56m x 2.44m) Fitted with a range of white gloss base and wall units having complimentary work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, ceramic hob, with cooker hood over, integrated fridge/freezer and integrated dishwasher. Tiled splash back, vinyl flooring and window to the front elevation.

STUDY

6' 10" x 6' 6" (2.08m x 1.98m) With radiator, glass decorative light fitting and window to the front elevation.





SECOND FLOOR

BEDROOM ONE

15' 1" x 9' 1" (4.6m x 2.77m) A double bedroom with television and telephone point, LED spotlights, Roman blinds, two radiators and two windows to the rear elevation.

BEDROOM TWO

12' 9" x 8' 6" (3.89m x 2.59m) A double bedroom with LED spotlights, radiator and window to the front elevation providing superb valley views.

BEDROOM THREE

6' 6" x 6' 6" (1.98m x 1.98m) Single room with LED spotlights, radiator and window to the front elevation providing long distance views.

BATHROOM

Fitted with a modern white suite comprising a tiled panelled bath with rain shower attachment, low suite w.c and pedestal wash basin. Tiled walls and ceramic tiled flooring, heated towel rail, illuminated mirror fronted cabinet and shower point.

GARDEN

Lawned and paved garden.

INTEGRAL GARAGE

Tandem garage with light.

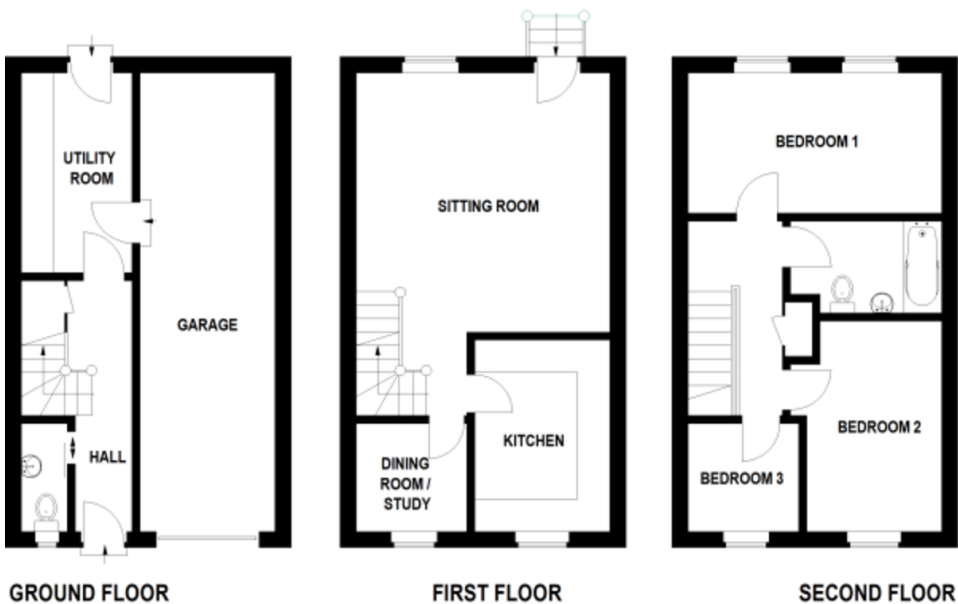
COUNCIL TAX

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.





6 MARLBOROUGH SQUARE

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 156563)

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.

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

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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