



- Second Floor Apartment
- Two Bedrooms
- Kitchen
- Sitting Room
- Garage

Flat 5, Parish Ghyll Court, 12 Parish Ghyll Road, Ilkley, LS29 9NE

£850 pcm

This two bedroomed apartment is conveniently situated within walking distance of the train station, just a short stroll from The Grove, and has the benefit of a garage. Unfurnished.





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

COMMUNAL ENTRANCE

Shared with five other apartments the communal entrance has stairs leading to the upper floors.

SECOND FLOOR

HALLWAY

With entry phone, radiator and storage cupboard housing the boiler.

STORE ROOM

9' 1" x 4' 3" (2.77m x 1.3m) This spacious storage room has a hanging rail, light and socket.

KITCHEN

10' 0" x 5' 8" (3.05m x 1.73m) Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring ceramic hob & stainless steel cooker hood. There is also plumbing for a washing machine and dishwasher. Radiator and window to the front elevation.

SITTING ROOM

16' 6 max" x 12' 3 max" (5.03m x 3.73m) With a radiator, television and telephone points, ceiling coving and square bay with patio door to the front elevation.

BEDROOM ONE

12' 4 to wardrobe" x 9' 1" (3.76m x 2.77m) Having a built-in wardrobe, radiator, telephone point and window to the rear elevation.





BEDROOM TWO

11' 1" x 8' 11" (3.38m x 2.72m) With radiator, television point and window to the rear elevation.

BATHROOM

7' 5" x 5' 9 max" (2.26m x 1.75m) Fitted with a white suite comprising panelled bath with electric shower over and a glass shower screen, low suite w.c. and pedestal basin. Heated towel rail, illuminated mirror and extractor fan.

GARAGE

The property also has a single garage.

COUNCIL TAX

Bradford Metropolitan Council, Band C.

AGENTS NOTES


All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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	

Address:
5 Parish Ghyll Ct, 12 Parish Ghyll Rd, Ilkley, LS29 9NE

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