



- End Terraced Cottage
- Spacious Sitting Room
- Fitted Kitchen
- Two Double Bedrooms

2 Wilmot Road, Ilkley, LS29 8HU

A stone built two bedroomed end cottage which has been newly redecorated throughout benefiting from having a spacious sitting room, two double bedrooms with study/dressing area and two off street parking spaces within easy walking distance of the train station and town centre. Unfurnished.



£850 PCM



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

GROUND FLOOR

ENTRANCE HALL

With storage cupboard housing boiler and radiator.

KITCHEN

9' 8" x 7' 11" (2.95m x 2.41m) With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Inset one and half bowl stainless sink unit with mixer tap, integrated appliances including a fridge, freezer and dishwasher. Plumbing for an automatic washing machine, radiator and window to the front elevation.

SITTING ROOM

21' 6" x 11' 5" (6.55m x 3.43m) A spacious L shaped sitting room with a feature stone fireplace. Understairs storage cupboard, two radiators, telephone and television points all enjoying a triple aspect with windows to the front, side and rear elevation.

FIRST FLOOR

LANDING

BEDROOM ONE

11' 4" x 9' 11" (3.45m x 3.02m) With radiator and window to the front elevation.

STUDY/DRESSING ROOM

11' 5" x 5' 0" (3.48m x 1.52m) With radiator and window to the front elevation.

BEDROOM TWO

9' 9" x 8' 1" (2.97m x 2.46m) With radiator and window to the front elevation.





BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m) With a white suite comprising a panelled bath with mixer shower over, low suite w.c and pedestal wash basin. Mirror fronted cabinet, shaver point, radiator and velux window.

OUTSIDE

Two allocated off street parking spaces.

COUNCIL TAX

Band C.


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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	76	
(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	

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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LS29 8FL

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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 and 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