



- First Floor Apartment
- Two Bedrooms
- Spacious Sitting Room
- Breakfast Kitchen

Flat 2, 16 Crossbeck Road, Ilkley, LS29 9JN

A light and airy first floor two bedroomed flat located on the edge of Ilkley Moor and having views across the Moor and Ilkley town. Unfurnished.

£850 pcm



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

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

With coat hooks.

SITTING ROOM

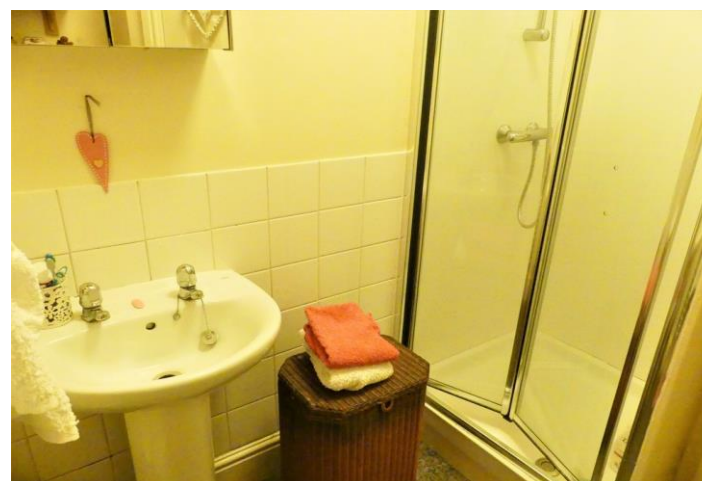
15' 11" x 14' 11" (4.85m x 4.55m) The light and airy sitting room offers spacious accommodation having a large window to the rear providing superb views of Ilkley Moor. There is an ornamental marble fireplace with a cast iron interior, radiator, ceiling cornice and ceiling rose.

KITCHEN

11' 5" x 8' 9" (3.48m x 2.67m) Fitted with a range of base and wall units having complementary work surfaces, incorporating a breakfast bar, tiled splash backs and having an inset sink with mixer tap. Appliances comprise an electric oven and ceramic hob with cooker hood over. There is space and plumbing for a slimline dishwasher and a washing machine as well as space for an under counter fridge. Windows to both the side and rear elevation.

BEDROOM ONE

15' 8" x 11' 6" (4.78m x 3.51m) A good sized double bedroom with ornamental marble fireplace and cast iron interior. There are also fitted cupboards, radiator, ceiling cornice and ceiling rose and a large window to the front elevation with a lovely outlook over Ilkley.





BEDROOM TWO

9' 8" x 8' 11" (2.95m x 2.72m) Having a large window to the front elevation with a lovely outlook over Ilkley, radiator, ceiling rose and cornice.

SHOWER ROOM

6' 4" x 6' 0" (1.93m x 1.83m) Fitted with a white suite comprising a shower stall, pedestal wash basin and low suite w.c. There is also a mirror-fronted cabinet, heated towel rail and fitted shelves. Part tiled walls.

COUNCIL TAX

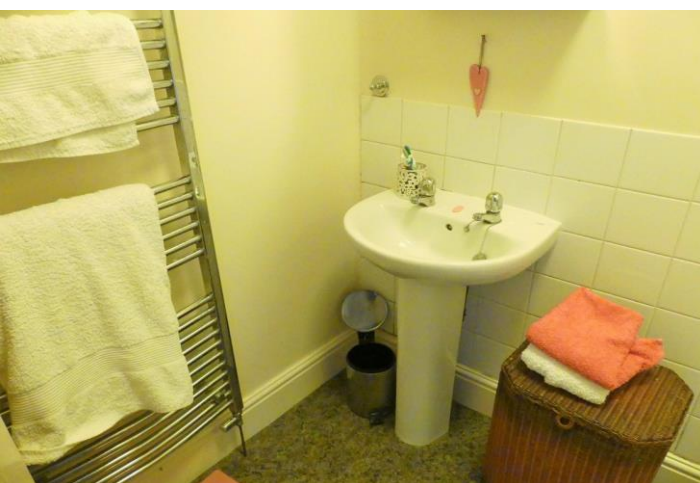
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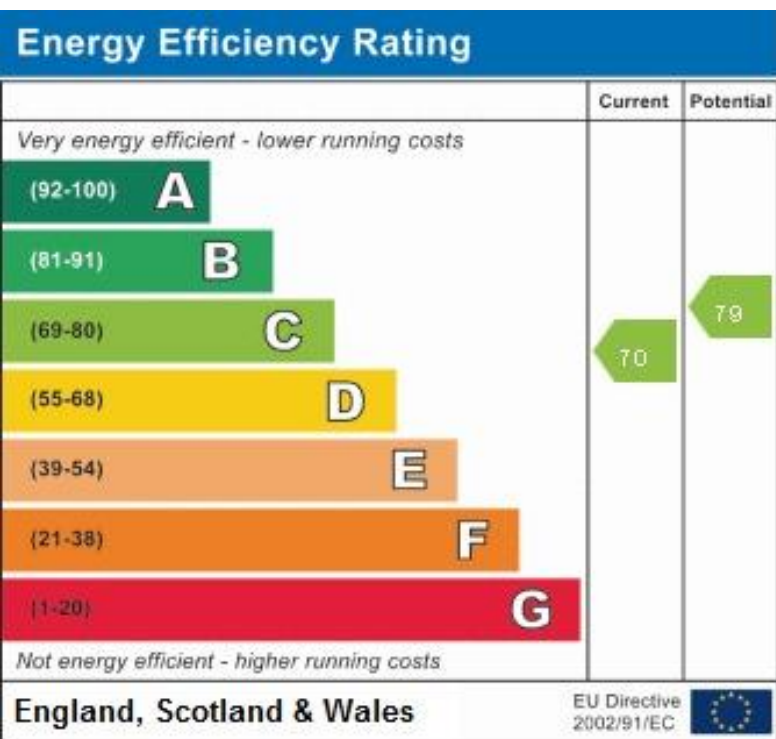
AGENTS NOTES

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