



- Lower Ground Floor Flat
- Two Bedrooms
- Sitting Room
- Kitchen

Flat 4, Nesham House, 7 Wilton Road, Ilkley, LS29 9PG

This well-presented two bedroomed lower ground floor flat has off street parking and is located in this desirable area of Ilkley, just a short stroll from the town centre. Unfurnished.



£775 pcm



The property, with electric heating, double glazing and approximate room sizes, comprises...

SITTING ROOM

16' 7" x 15' 1 max" (5.05m x 4.6m) This spacious room has a wall-mounted electric fire, recessed spotlights, electric radiator, telephone point and window to the rear.

KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m) Fitted with a range of gloss fronted base and wall units having complementary work surfaces and a stainless steel sink unit. Appliances comprise an integrated electric oven and hob, cooker hood, fridge freezer and washer dryer. Vinyl flooring.

BEDROOM ONE

14' 5" x 10' 0" (4.39m x 3.05m) Having a walk-in storage cupboard, electric radiator and window to the rear.

BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m) With an electric radiator and small window.

BATHROOM

Fitted with a modern suite comprising a panelled bath with shower over, glass screen, pedestal wash basin and low suite w.c. Heated towel rail and vinyl flooring.

OUTSIDE

There is ample space to sit outside exclusive to Flat 4.

PARKING

There is off street parking.





AGENTS NOTES

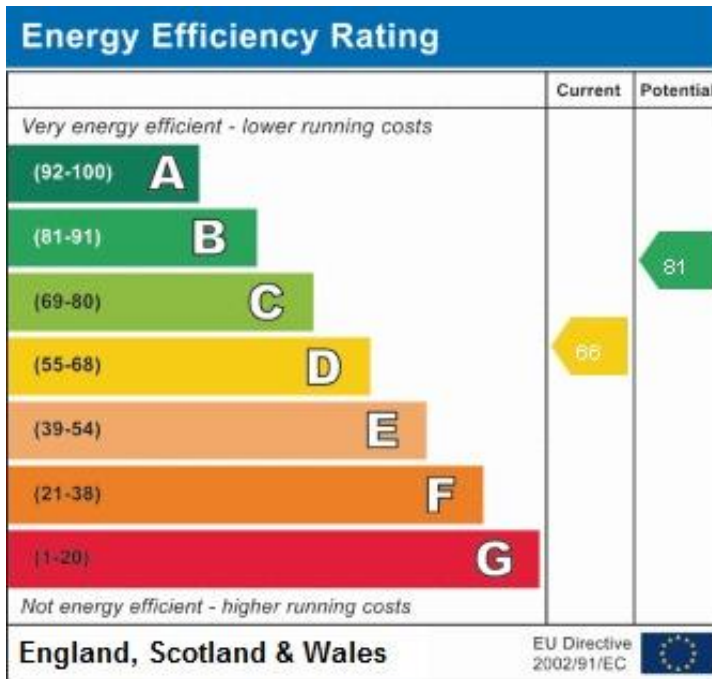
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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