



- Ground Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- Sitting Room

### **4 Byron House, Blackthorn Road, Ilkley, LS29 8UP**

A lovely spacious and light two bedroomed ground floor apartment with en-suite to the master bedroom, allocated parking space and access to communal gardens. Unfurnished. Carpets and blinds.



**£695 pcm**



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

#### **HALLWAY**

Having a telephone point, electric heater and intruder alarm panel.

#### **GROUND FLOOR**

##### **SITTING ROOM**

13' 2" x 12' 11" (4.01m x 3.94m) A lovely bright room having a window to the front and French doors to the side elevation leading out to a small patio area and communal gardens. There is also a television point, telephone point and two electric wall heaters.

##### **KITCHEN**

9' 10" x 7' 9" (3m x 2.36m) Opening off the sitting room, the kitchen is fitted with a range of light wood effect base and wall units having complementary work surfaces and tiled splashbacks. Appliances comprise an integrated electric oven with ceramic hob and cooker hood, a fridge freezer and a washer dryer. Vinyl flooring and a window to the side elevation.

##### **BEDROOM ONE**

12' 9" x 10' 7" (3.89m x 3.23m) The main bedroom has an electric heater and a window to the side elevation.

##### **EN-SUITE SHOWER ROOM**

Fitted with a white suite comprising a shower cubicle with thermostatic shower, a pedestal wash basin and a low suite w.c.. There is also a heated towel rail, extractor fan and shaver point. Vinyl flooring.

##### **BEDROOM TWO**

9' 11" x 7' 5" (3.02m x 2.26m) Having a window to the side elevation and an electric heater.





### **BATHROOM**

6' 10" x 5' 7" (2.08m x 1.7m) Fitted with a white suite comprising a panelled bath, pedestal wash basin and low suite w.c. There is also a heated towel rail, electric fan heater and extractor fan. Part tiled walls.

### **GROUNDS**

There are well-maintained communal grounds and a small patio just off the Sitting Room.

### **PARKING**

The apartment has one allocated car parking space.

### **COUNCIL TAX**

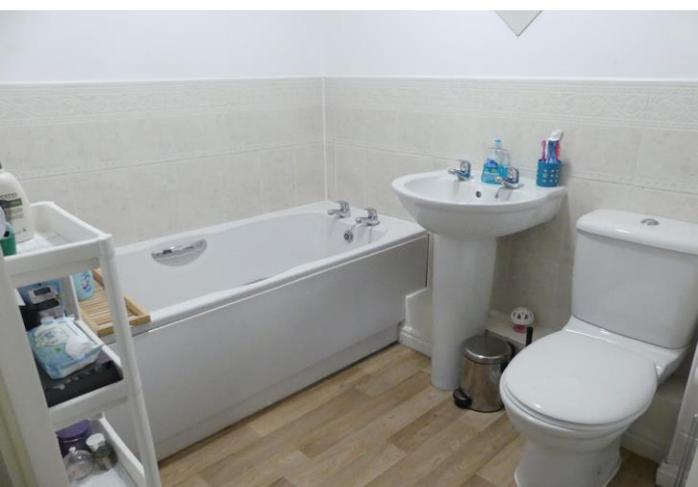
Bradford Metropolitan Council Tax Band B.

### **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) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                   |                            | 84  |
| (69-80) <b>C</b>                                   | 76                         |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>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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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