



- Newly Refurbished Mid Terrace
- Three Bedrooms
- Two Bathrooms
- Sitting Room

### **9 North Parade, Ilkley, LS29 8JN**

Newly refurbished to a high specification, and retaining some original features, this mid terraced house has three bedrooms, two bathrooms, off-street parking and a patio garden. Carpets and blinds. Unfurnished.



**£1,050 pcm**



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

#### **ENTRANCE PORCH**

#### **SITTING ROOM**

13' 11" x 13' 7" (4.24m x 4.14m) Having a fitted cupboard and bookcase, radiator, electric stove and a window to the front elevation.

#### **DINING KITCHEN**

16' 7" x 13' 0" (5.05m x 3.96m) The property has been extended to the rear to provide a bright dining kitchen with patio doors and two Velux windows. The kitchen is fitted with an attractive range of light grey base and wall units having complementary wood effect work surfaces and a stainless steel sink unit. The integrated appliances comprise an electric oven, microwave, ceramic hob with cooker hood above, washer dryer and slimline dishwasher. There is also an understairs storage cupboard, laminate flooring and LED spotlights.

#### **FIRST FLOOR LANDING**

With a window to the rear elevation.

#### **BEDROOM ONE**

13' 6" x 9' 6" (4.11m x 2.9m) Having an attractive ornamental cast iron fire surround, radiator and window to the front elevation.

#### **BEDROOM THREE**

7' 9" x 6' 8" (2.36m x 2.03m) With a radiator and a window to the rear elevation.

#### **BATHROOM**

7' 8" x 5' 1" (2.34m x 1.55m) Lovely modern bathroom fitted with a white suite comprising a panelled bath with a thermostatic shower over and a glass screen, low suite w.c. and a vanity unit with wash basin. There is also a heated towel rail, extractor fan, LED spotlights and ceramic tiled floor.





## SECOND FLOOR

### ATTIC BEDROOM

Having a dormer window to the front elevation and a Velux to the rear, the attic bedroom also benefits from long distance views up to the Cow and Calf. There is a fitted bookcase, eaves storage, radiator and LED spotlights.

### EN-SUITE SHOWER

Fitted with a white suite comprising a shower enclosure with thermostatic shower, low suite w.c. and vanity unit with wash basin. There is also a heated towel rail, extractor fan and LED spotlights. Velux window.

### GARDEN

There is a patio garden to the rear of the property.

### PARKING

Off-street parking to the front of the property.

### COUNCIL TAX

Bradford Metropolitan District Council, Band C.

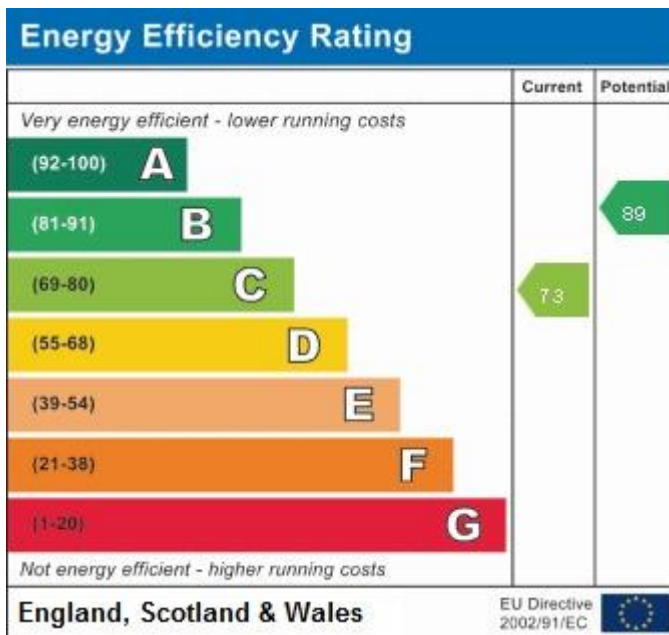
### PLEASE NOTE

Please note that this property does *not* accept pets.

### 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.

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