



- Apartment with Views
- Two Bedrooms
- Spacious Sitting Room
- Kitchen
- Allocated Parking Space

7 Ascham Hall, Lady Park Avenue, Bingley, BD16 4UB

A bright and airy two bedroomed apartment having long distance views across the valley. The property is set within well maintained grounds and has an allocated parking space. Unfurnished.



£595 pcm



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

COMMUNAL ENTRANCE

ENTRANCE HALL

The carpeted entrance has ceiling cornice and a useful built-in storage cupboard with shelves.

SITTING ROOM

16' 8" x 11' 5" (5.08m x 3.48m) The bright sitting room is flooded with light from two large windows to the front elevation and has ceiling coving, television and telephone points and an entry phone.

KITCHEN

11' 11" x 7' 10" (3.63m x 2.39m) Opening off the sitting room, the kitchen is fitted with a range of wood effect base and wall units having complementary laminate work surfaces with tiled splash backs. Appliances comprise an integrated electric oven, four ring induction hob with cooker hood over and a fridge. There is also plumbing for a washing machine. Wood effect vinyl flooring.

BEDROOM ONE

11' 4" x 7' 9" (3.45m x 2.36m) Having a recessed wardrobe, radiator, ceiling coving, radiator and large window to the front elevation. There is also a cupboard housing the gas boiler.

BEDROOM TWO

9' 4" x 8' 7" (2.84m x 2.62m) Having ceiling coving, radiator and two large windows to the front elevation.





BATHROOM

6' 9" x 5' 4 + recess" (2.06m x 1.63m) Fitted with a white suite comprising a panelled bath with shower over and glass shower screen, pedestal wash basin and low suite w.c. There is also an extractor fan, radiator and ceiling cornice. Wood effect vinyl flooring and fully tiled walls.

PARKING

There is one allocated parking space.

GARDENS

The property is set within well maintained communal grounds.

COUNCIL TAX

Bradford Metropolitan District Council - Band D.

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		
(69-80) C	77	82
(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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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