



## Lodge Hill Rise

Langbar Road | | Ilkley | LS29 0AR

£1,100 PCM





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This beautiful two bedroomed property, with bathroom and shower room, is situated in a highly regarded area of Ilkley and has a private garden and off street parking, as well as a small balcony.

- Split Level Apartment
- Two Bedrooms
- Kitchen & Utility Room
- Private Garden & Off Street Parking
- Available End of April
- Highly Regarded Area
- Living Room with Balcony
- Bathroom & Separate Shower Room
- EPC Rating: C
- Unfurnished

## LOWER GROUND FLOOR

### ENTRANCE HALL

### MASTER BEDROOM

11'4" x 9'0" (3.45 x 2.74)

### EN-SUITE BATHROOM

7'3" x 5'8" (2.21 x 1.73)

### GROUND FLOOR

### LIVING ROOM

17'4" x 14'1" (5.28 x 4.29)

### KITCHEN

9'2" x 9'0" (2.79 x 2.74)

### UTILITY ROOM

9'8" x 5'0" (2.95 x 1.52)

### BEDROOM TWO

13'8" x 9'0" (4.17 x 2.74)

### SHOWER ROOM

8'5" x 5'7" (2.57 x 1.7)

### GARDEN

### PARKING

### AGENTS NOTES

### RENTAL PROCEDURE

### PAYMENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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