



Chantry Drive | | Ilkley | LS29 9HU

£1,150 PCM



**WHITAKER  
CADRE** LETTING  
SPECIALISTS



Chantry Drive |  
Ilkley | LS29 9HU  
£1,150 PCM

A well presented three bedroomed home with garden and garage, tucked away in the heart of Ilkley yet conveniently located just a few minutes walk from all the local amenities and railway station. Unfurnished.

- Town House
- Three Bedrooms
- Sitting Room with Patio Doors to Rear
- Breakfast Kitchen
- Modern Bathroom
- Front & Rear Gardens
- Single Garage
- EPC Rating: D
- Unfurnished
- Available Mid May

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

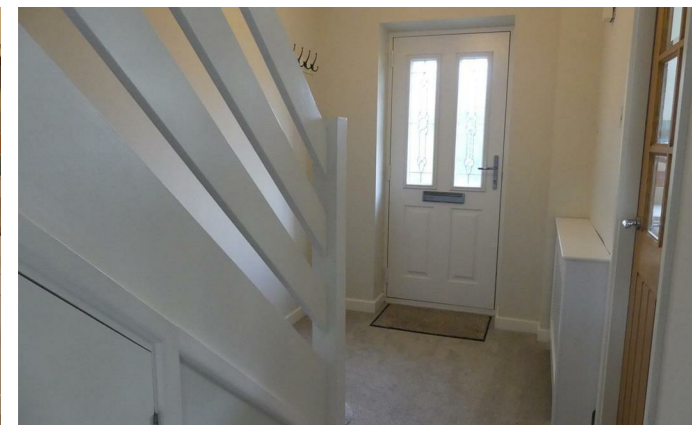
#### ENTRANCE HALL

With coat hooks, telephone point, radiator and understairs cupboard.

#### BREAKFAST KITCHEN

11'2" x 9'6" (3.4 x 2.9)

Fitted with a range of cream base and wall units having complementary work surfaces and tiled splash backs. Appliances comprise an integrated electric oven and gas hob with cooker hood over. There is also plumbing for a washing machine and space for a fridge freezer. Laminate flooring, radiator and windows to the front elevation.







### SITTING ROOM

15'11" x 11'8" (4.85 x 3.56)

A well proportioned room with patio doors leading out to the rear garden and having a feature fireplace with electric fire, two radiators, two wall lights, ceiling cornice and a window to the rear elevation. Television point and telephone point.

### FIRST FLOOR

#### LANDING

With a spacious airing cupboard housing the boiler.

#### BEDROOM ONE

13'3" x 9'5" (4.04 x 2.87)

With radiator and windows to the rear elevation.

#### BEDROOM TWO

9'8" x 9'5" (2.95 x 2.87)

With radiator and window to the front elevation.

#### BEDROOM THREE

7'10" x 6'2" (2.39 x 1.88)

With radiator and window to the rear elevation.

#### BATHROOM

6'1" x 5'5" (1.85 x 1.65)

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 a radiator, extractor fan and a window to the front elevation. Vinyl flooring and part tiled walls.

#### GARDEN

The rear garden has a paved seating area and an attractive slate chipped area. There is also a small garden area to the front.

#### GARAGE

The property has a single garage.

#### PARKING

There is also a parking bay to the front of the property.









## COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.

## AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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.

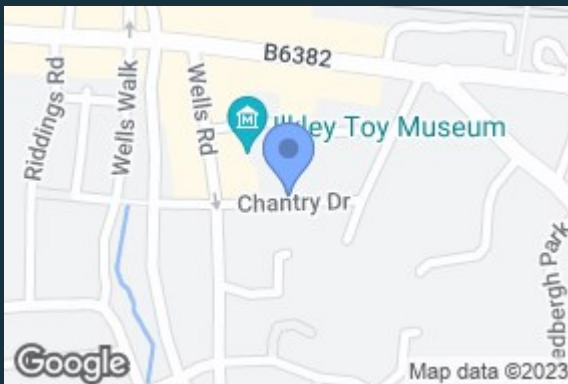
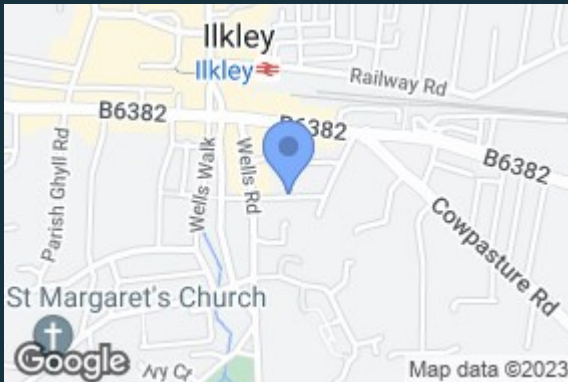
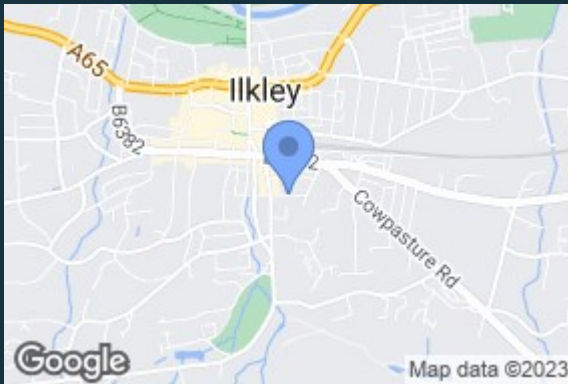
## RENTAL PROCEDURE

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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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