

- First Floor Apartment
- Two Bedrooms
- Open Plan Living Area
- Bathroom
- Allocated Parking Space
- Communal Bike Store, Garden & Meadow
- Unfurnished
- EPC Rating: C
- Available mid-late September

## Apartment 4, Mill Lodge, 1 Mill Fold, Addingham, Ilkley, LS29 NSY

This first floor flat is situated on the edge of this popular development and has an entrance hall, open plan living area with well equipped kitchen, two bedrooms and a bathroom. There is an allocated parking space plus designated visitor parking, a communal bike store, a communal garden and a meadow for the use of residents. Carpets and blinds. Unfurnished.

**£695 PCM**



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

## GROUND FLOOR

### COMMUNAL ENTRANCE

Having post boxes for each apartment and stairs leading to the upper floors.

### FIRST FLOOR

#### ENTRANCE HALL

11'11" x 3'9"

The hall has an entry phone, telephone point, heater, recessed spots and a recessed cupboard housing the hot water tank and providing storage space.

#### OPEN PLAN LIVING ROOM & KITCHEN

15'3" x 14'8"

The contemporary open plan living area has two windows to the front elevation, two heaters and a carpeted floor.

The kitchen area is fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and grill, electric hob with cooker hood over, integrated fridge freezer and a washer dryer. There are also recessed spot lights, an extractor fan and wood effect flooring.

#### BEDROOM ONE

12'4" x 8'4"

Having a range of fitted wardrobes providing great storage, a heater and a window to the rear elevation.

#### BEDROOM TWO

12'5" x 8'4"

Again having the benefit of fitted wardrobes, heater and a window to the rear elevation.





## BATHROOM

6'8" x 6'5"

The bathroom is fitted with a white suite comprising a panelled bath with a shower over and glass screen, low suite w.c. and pedestal wash basin. There is also a heated towel rail, extractor fan and recessed lighting.

## OUTSIDE

The apartment benefits from having use of a communal lawned garden, a communal meadow and a communal bike store.

## PARKING

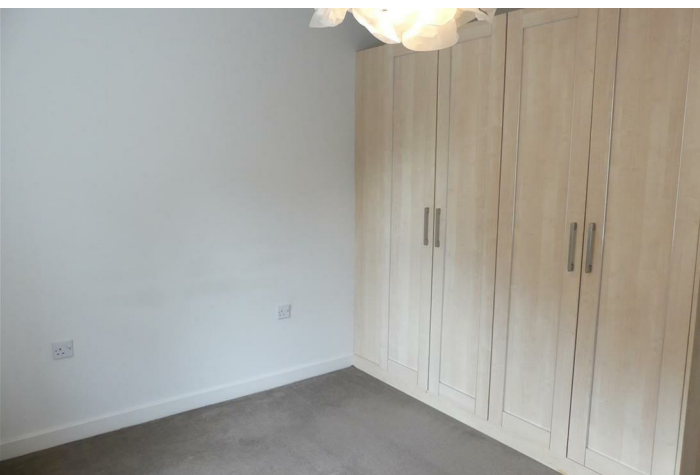
There is one allocated parking space and there is designated parking available for visitors.

## COUNCIL TAX

Bradford Metropolitan District Council - 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.

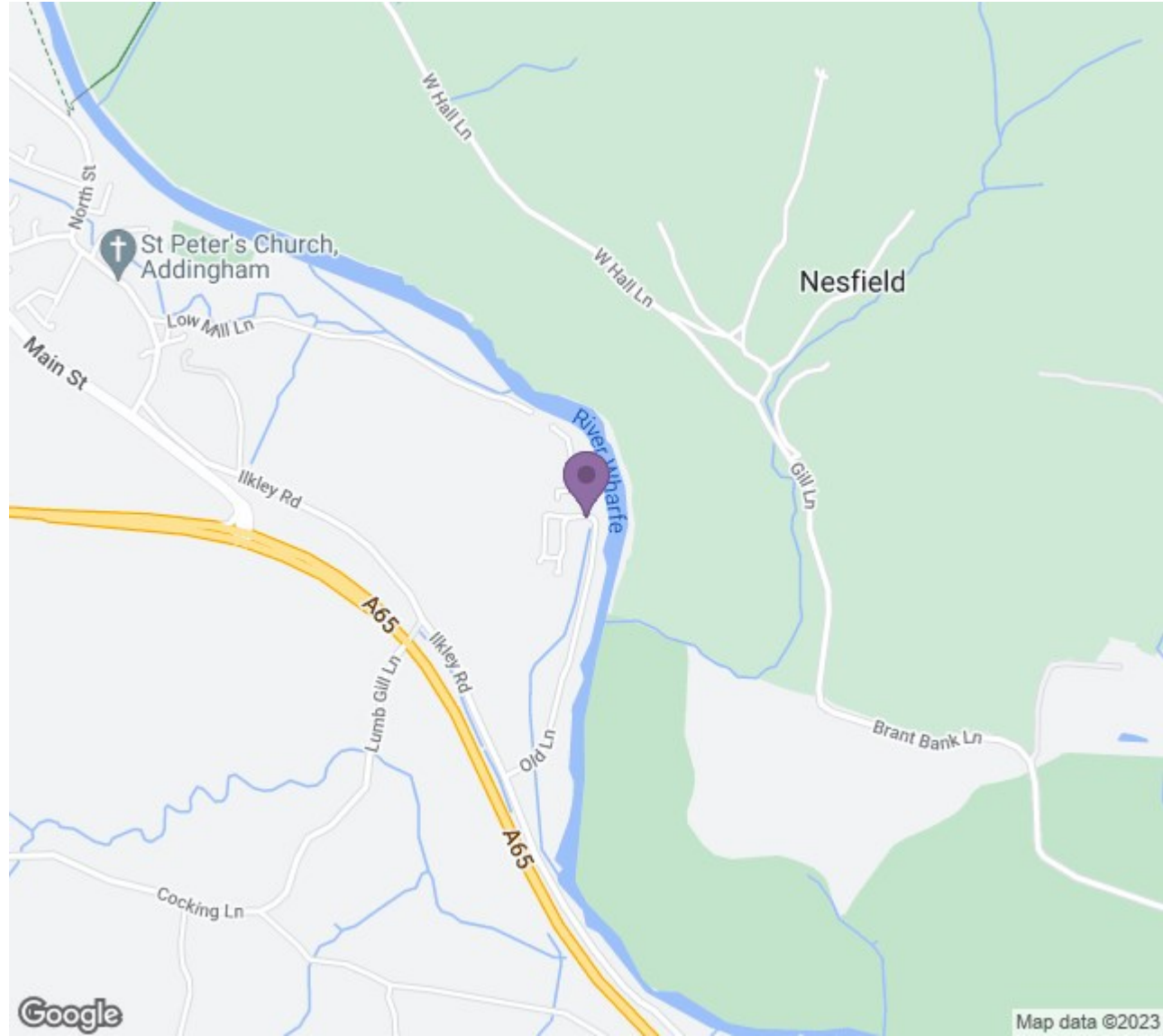
### PAYMENTS

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>		
(69-80) <b>C</b>	<b>77</b>	<b>87</b>
(55-68) <b>D</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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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