



• ****INTRODUCTORY OFFER REDUCED RENT OF £1,495 PCM RISING TO £1,695 AFTER SIX MONTHS****

- Stunning Three Bedroomed Ground Floor Apartment
- Modern Kitchen & Bathroom, En-Suite to Master Bedroom
- Large Sitting Room & Stylish Dining Hall
- Utility Room
- Large Garage
- EPC Rating: E
- Available early November

Flat 1, 114 Skipton Road, Ilkley, LS29 9HE

*** INTRODUCTORY OFFER - REDUCED RENT OF £1,495 PCM FOR INITIAL SIX MONTHS, INCREASING TO £1,695PCM THEREAFTER ***

This stunning ground floor apartment, with its own entrance and period features throughout, is located within a short walk of the town centre. The property has a dining hall, breakfast kitchen, study, utility room, w.c., sitting room with bay window, stylish bathroom and three bedrooms, one with en-suite facilities. There is also a spacious garage to the rear and the apartment is set in mature communal gardens. Unfurnished. Available early November.

£1,495 PCM



This beautifully presented property, with gas fired central heating, double glazing and approximate room sizes, comprises...

ENTRANCE

7'5" x 4'0"

With attractive tiled floor and recessed spotlights.

SITTING ROOM

19'10" x 18'10"

An elegant room having a large bay window to the front, picture rail, beautiful ceiling rose and cornice, electric fire set in a feature fireplace, television point and lamp sockets.

DINING HALL

19'9" x 9'2"

The dining hall is in the heart of the apartment and has a picture rail, ceiling rose and cornice, radiator, recessed spotlights and Karndean flooring.

KITCHEN

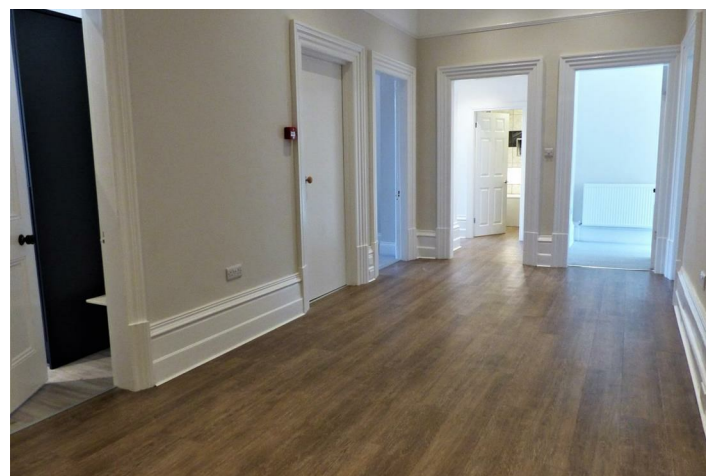
14'6" x 13'10"

A beautifully appointed kitchen fitted with a stylish range of units having complementary work surfaces and stainless steel sink with mixer tap. Integrated appliances comprise a fridge freezer, dishwasher and electric double oven plus a five ring halogen hob with cooker hood. There is also a pantry, radiator, television point, recessed spotlights and larger windows overlooking the gardens to the rear.

UTILITY ROOM

5'6" x 4'2"

Just off the office, the utility room has plumbing for a washing machine and space for a tumble dryer. Recessed spotlights and Karndean flooring.





OFFICE

8'10" x 7'8"

Situated just off the Kitchen, the office has Karndean flooring, radiator and a window to the rear elevation.

W.C.

6'1" x 4'6"

Also located just off the Kitchen and having a vanity unit with wash basin and low suite w.c. There is also a mirrored cabinet, extractor fan, recessed spotlights and the boiler. Karndean flooring.

MASTER BEDROOM

15'2" x 14'10"

A spacious double bedroom with large windows to the front elevation, decorative fireplace, attractive ceiling rose and cornice, picture rail, television point and radiator.

EN-SUITE SHOWER ROOM

Fitted with a walk in shower, vanity unit with basin and a low suite w.c. There is also an illuminated cabinet, heated towel rail, extractor fan, recessed spotlights and Karndean flooring.

BEDROOM TWO

16'0" x 12'1"

Another spacious double bedroom having an attractive ceiling rose and cornice, picture rail, decorative fireplace with wooden surround, television point, radiator and large windows to the rear elevation overlooking the gardens.

BEDROOM THREE

13'4" x 7'0"

With a picture rail, recessed cupboard, radiator and window to the rear elevation.





BATHROOM

7'3" x 5'9"

The stylish modern bathroom is fitted with a panelled bath having a rainfall shower over, low suite w.c. and a vanity unit with wash basin and mixer tap. There is also an illuminated cabinet, heated towel rail, extractor fan, recessed spotlights, additional concealed lighting and Karndean flooring.

GARAGE

The property comes with a large garage having double doors, light and power.

PETS

Please note that this property does not accept pets.

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, in this instance it will be an initial TWELVE month term. 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.

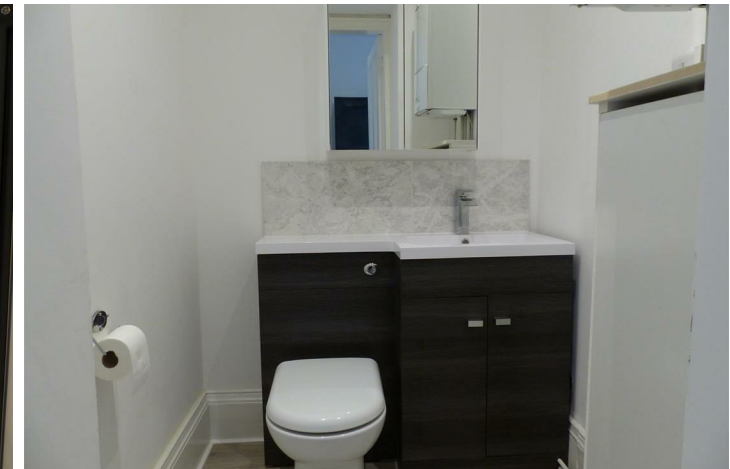



RENTAL PROCEDURE

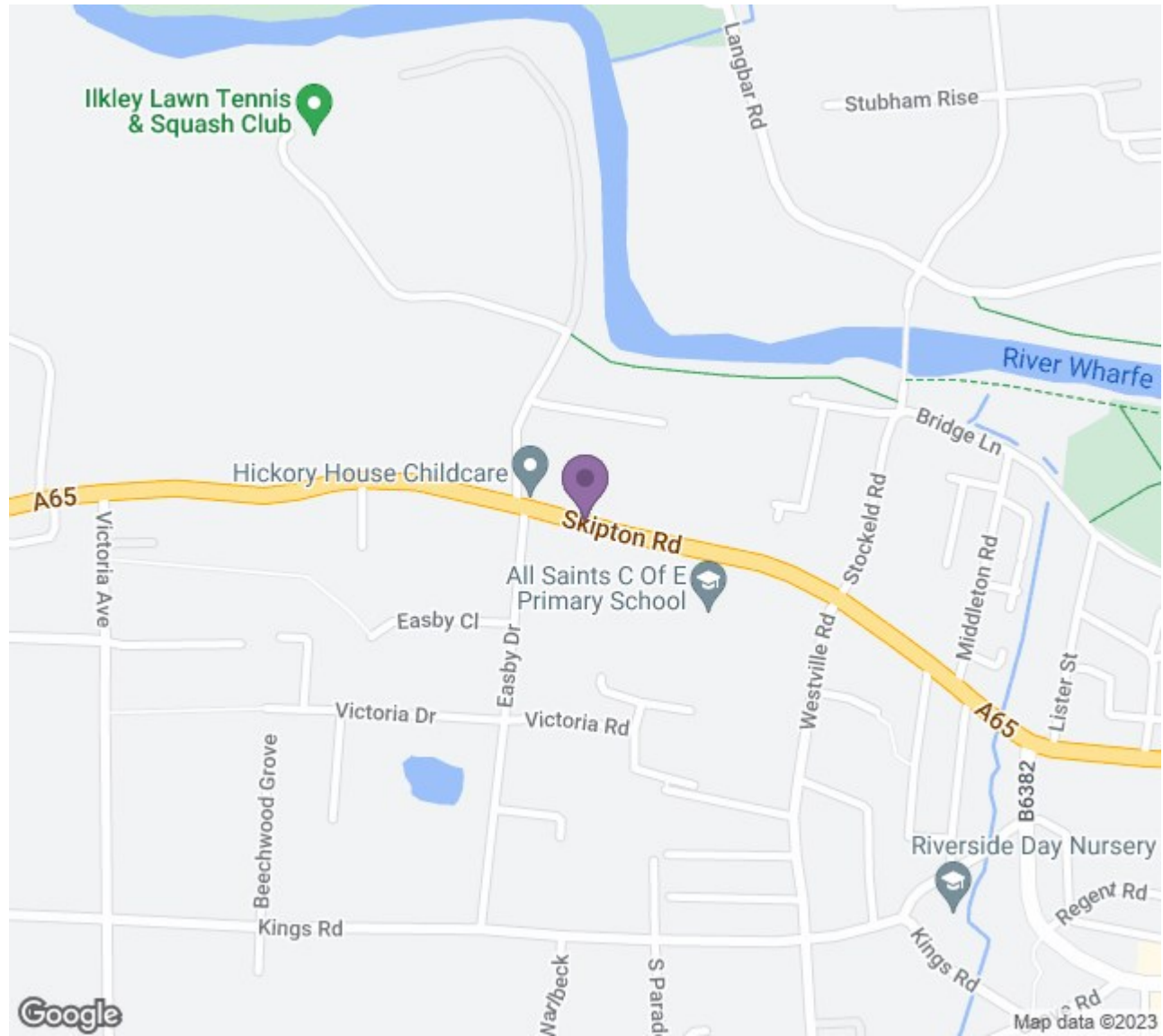
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 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