



- Spacious Mid Terrace
- Three Double Bedrooms, one with En-Suite
- Dining Kitchen & Utility Area
- House Bathroom
- Attractive Garden to the Rear
- EPC Rating: C
- Unfurnished
- Available Early October

## 21 Wellington Road, Ilkley, LS29 8HR

This beautifully presented mid terrace offers deceptively spacious accommodation briefly comprising an entrance hall, sitting room, dining kitchen, utility area, keeping cellar, three double bedrooms, one with en-suite, and a house bathroom. There is also an attractive garden to the rear.

**£1,250 PCM**



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

#### **ENTRANCE HALL**

With coving, radiator, telephone point and attractive vinyl flooring.

#### **SITTING ROOM**

13' 4" x 12' 1"

Having an attractive decorative fireplace, coving, radiator, television and telephone points and a window to the front.

#### **DINING KITCHEN**

13' 9" x 13' 0"

A lovely bright spacious room fitted with an extensive range of base and wall units having granite work surfaces and a Belfast sink. Integrated appliances comprise an electric oven, induction hob with cooker hood over, dishwasher, fridge & freezer. There is a window to the rear and a door leading out to the rear garden.

#### **UTILITY AREA**

5' 0" x 4' 0"

Located just off the Kitchen with plumbing for a washing machine and space for a tumble dryer.

#### **CELLAR**

Steps from the Utility Area lead down to a keeping cellar with stone shelves.

#### **FIRST FLOOR LANDING**

A light bright landing having a window to the rear and a radiator.

#### **BEDROOM**

12' 2" x 8' 8"

Having a radiator and a window to the front.





### **BEDROOM**

12' 9" max x 11' 7"

Another double bedroom having a radiator and a window to the rear.

### **HOUSE BATHROOM**

11' 4" x 7' 9"

The large bathroom is fitted with a panelled bath, walk-in shower, vanity unit with basin and a low suite w.c. There is also a heated towel rail, radiator, recessed spotlights and a window to the rear.

### **SECOND FLOOR**

#### **MASTER BEDROOM**

20' 1" x 11' 5"

This spacious bedroom has two radiators and a dormer window to the front providing views of Ilkley Moor and the Cow and Calf rocks.

#### **EN-SUITE SHOWER ROOM**

4' 11" to shower x 3' 3"

Fitted with a walk-in shower, vanity unit with basin and a low suite w.c. There is also a heated towel rail and an extractor fan.

#### **OUTSIDE**

There is a beautiful west facing garden to the rear with a small lawn, planted borders, paved patio area and a garden shed.

#### **COUNCIL TAX**

Bradford Metropolitan District Council Tax Band B.

#### **PETS**

Please note that this property does not accept pets.





## AGENT 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

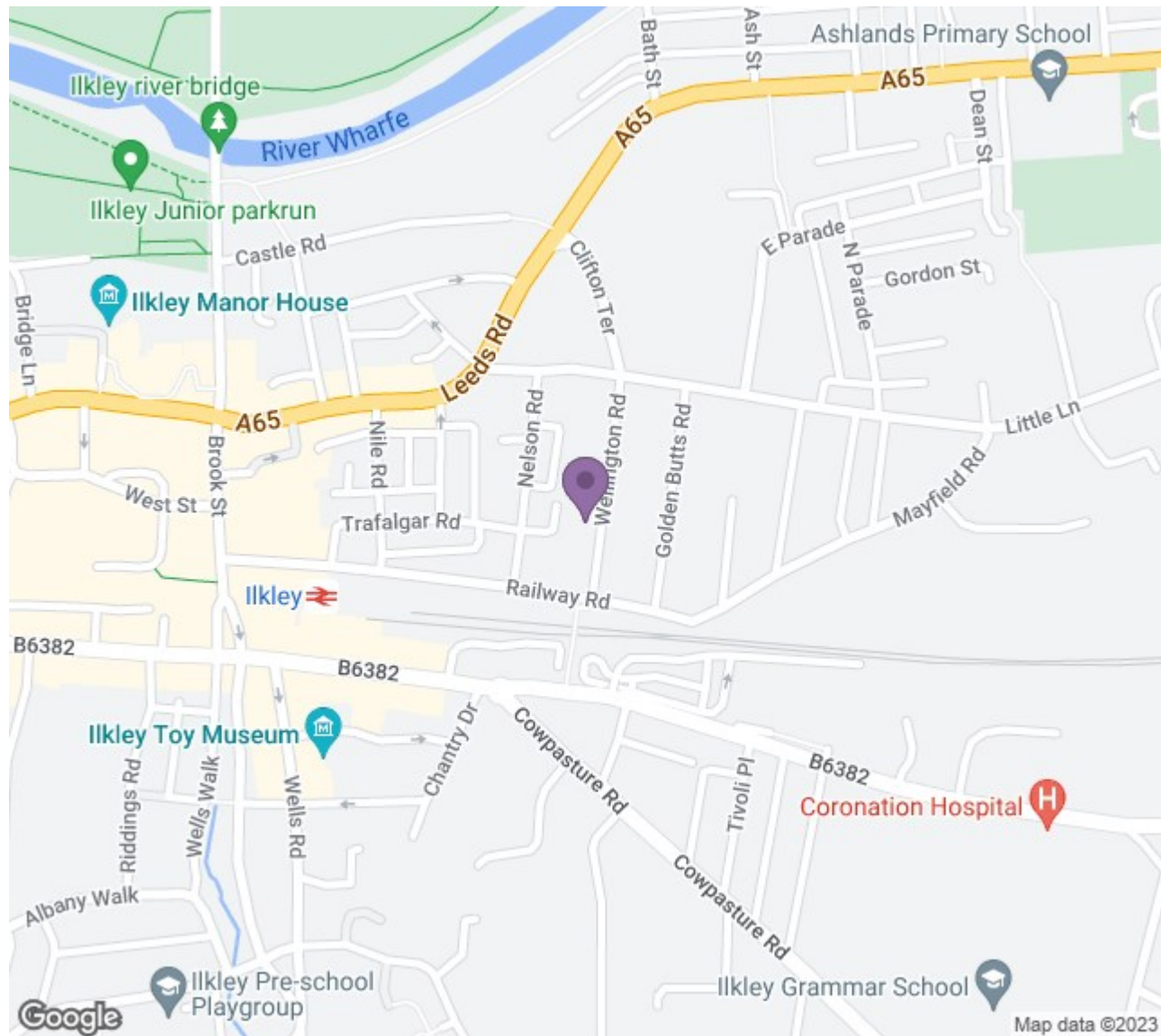
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>88</b> |
| (55-68) <b>D</b>                            | <b>74</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<br>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