



- Purpose Built First Floor Flat
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Communal Gardens
- Private Parking for Nelson Court Residents
- EPC Rating: C
- Available late November
- Unfurnished

## 10 Nelson Court, Ilkley, West Yorkshire, LS29 8AX

A first floor apartment situated in the heart of Ilkley and offering accommodation briefly comprising a dual aspect sitting room opening to the kitchen, two bedrooms and bathroom. Nelson Court has private parking for residents. Carpets and blinds. Unfurnished. EPC Rating: C

**£750 PCM**



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

### **GROUND FLOOR**

Communal entrance with stairs to the first floor.

### **FIRST FLOOR**

#### **SITTING ROOM**

17'6" x 11'0"

Having a wall mounted contemporary electric fire, two radiators and windows to the front and side elevations.

#### **KITCHEN**

10'8" x 6'5"

Fitted with a range of base and wall units with complementary work surfaces and stainless steel sink unit. Appliances comprise an integrated electric oven, ceramic hob, stainless steel cooker hood, fridge freezer and washing machine.

#### **INNER HALL**

Having a window to the side elevation.

#### **BEDROOM ONE**

11'4" x 8'9"

Fitted with a recessed built in wardrobe having cupboard above, radiator and window to the rear elevation.

#### **BEDROOM TWO**

8'6" x 6'1"

With a cupboard housing the combination gas fired central heating boiler, radiator and window to the rear elevation.

#### **BATHROOM**

Fitted with a white suite comprising a panelled bath with shower attachment over and glass screen, low suite w.c. and pedestal basin. Extractor fan and heated towel rail.

#### **OUTSIDE**

#### **PARKING**

The residents of Nelson Court enjoy the use of private off street parking.





### COMMUNAL GARDENS

Nelson Court is set in communal gardens.

### COUNCIL TAX

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

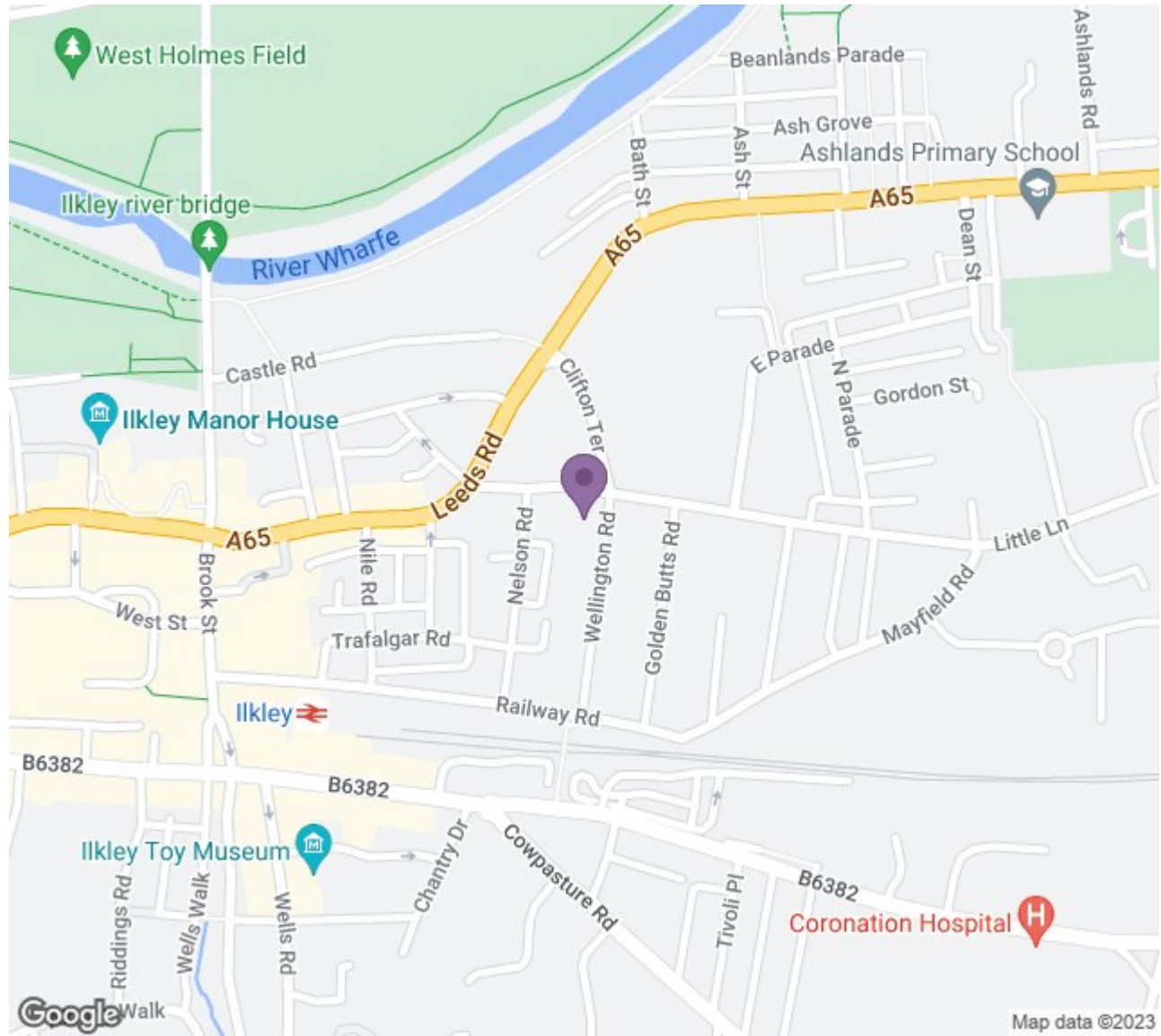
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

### PAYMENTS

1. A holding fee equivalent 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.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent to five weeks rent will also be required prior to the commencement of the 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>	73	78
(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