



- Charming Mews Cottage
- High Specification Finish Throughout
- Two Double Bedrooms
- Open Plan Living Area & Kitchen
- Luxury Bathroom
- Two Allocated Car Parking Spaces
- Unfurnished
- EPC Rating: C

## 5 The Mews, Burley Court, Burley In Wharfedale, Ilkley, LS29 7DZ

This charming and characterful two bedroomed end mews cottage is immaculately presented and has a high specification finish throughout. The cottage also has the benefit of two allocated car parking spaces and is available Unfurnished.

**£1,050 PCM**





The property, with gas fired central heating, double glazed sash windows and approximate room sizes, comprises...

### Ground Floor

#### Hallway

With tiled floor and recessed spotlights.

#### Open Plan Living Room & Kitchen

18'3" x 16'8"

The spacious living area has windows to both the front and rear elevations, ceramic tiled floor and LED spotlights. The kitchen is fitted with a range of light grey base and wall units with Corian work surfaces, stainless steel sink unit and monobloc tap. Integrated appliances comprise an electric oven, gas hob with cooker hood, slimline dishwasher, fridge freezer and washer dryer.

### First Floor

#### Bedroom One

18'3" x 9'8"

This spacious double bedroom has LED spotlights, radiator and a feature circular window to the front elevation.

#### Bathroom

6'10" x 5'10"

Fitted with a luxury suite comprising a panelled bath with thermostatic shower over and a glass screen, low suite w.c. and a wall-mounted basin. There is also a heated towel rail, extractor, illuminated mirrored cabinet. Fully tiled floor and walls and a window to the rear elevation.

### Second Floor

#### Bedroom Two

15'10" x 13'10"

A lovely second double bedroom with a radiator, LED spotlights and a Velux window.

#### Outside

There is a small cobbled area to the front of the cottage.

#### Parking

The cottage has two allocated parking spaces.

#### Please Note

Please note that this property does not accept pets.





### Council Tax

Bradford Metropolitan District Council Tax Band D.

### Agents Notes

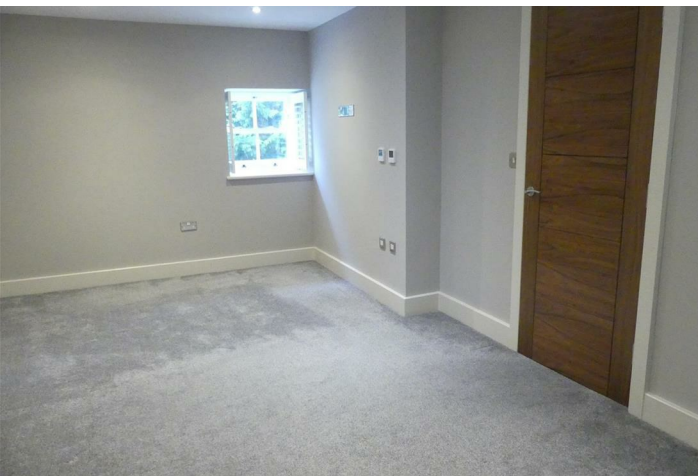
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.

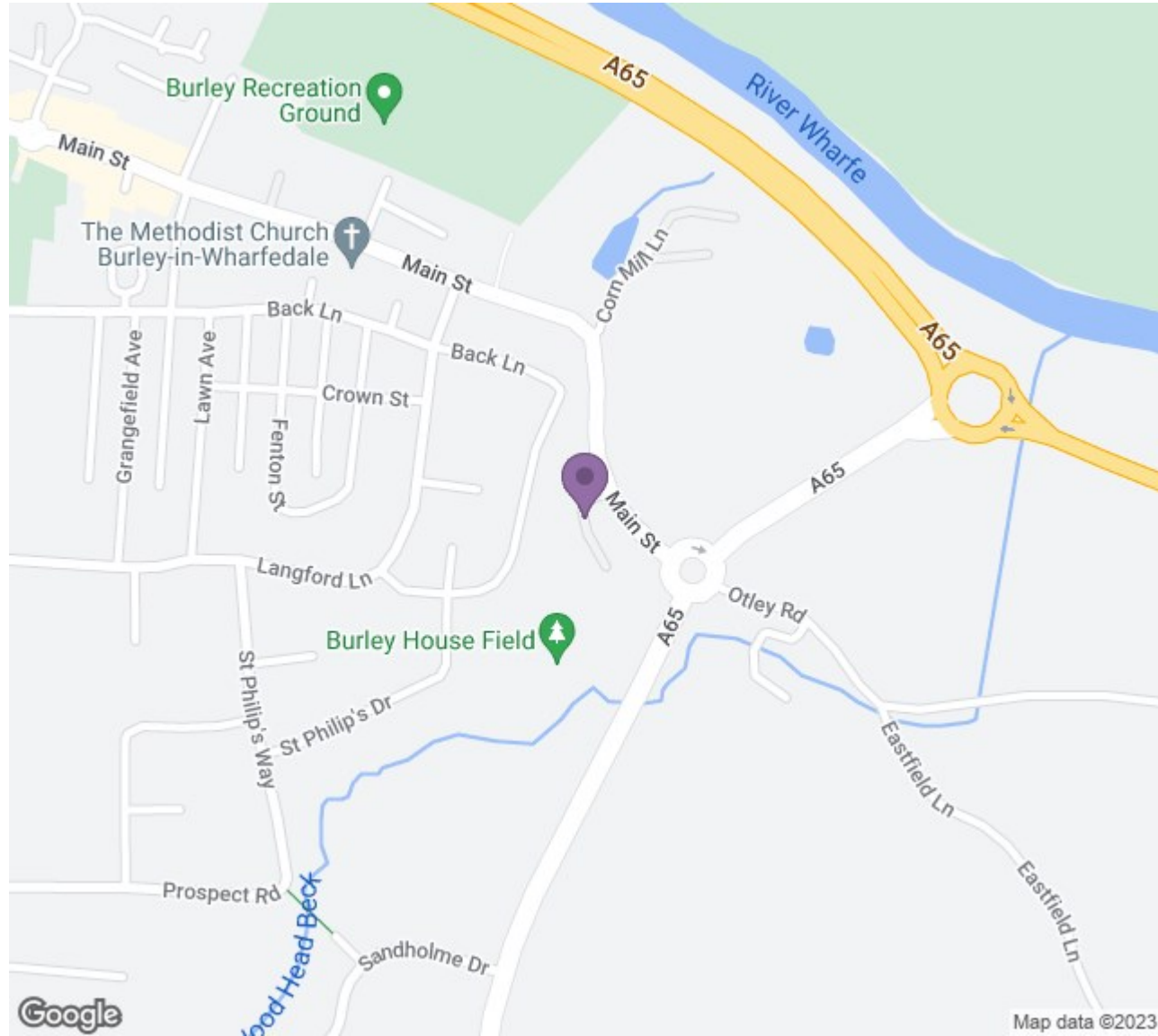
### Payments

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>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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