



- First Floor Apartment
- Two Bedrooms
- Light Sitting Room
- Kitchen
- Bathroom
- Set in Communal Grounds
- Convenient Location
- EPC Rating: C

## Yew Court, 43 Old Bridge Rise, Ilkley, LS29 9HH

This light and airy two bedroomed first floor apartment has been newly redecorated throughout and is conveniently located close to the riverside park and the town centre. The property offers accommodation briefly comprising an entrance hall, sitting room, kitchen, two bedrooms and bathroom. Unfurnished.

**£825 PCM**



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

#### Ground Floor

Communal entrance with stairs to the upper floors.

#### First Floor

##### Hallway

The L shaped hallway has a radiator and a large fitted storage cupboard with shelving and housing the hot water tank.

##### Sitting Room

19' 5" x 11' 8"

The bright living room has an electric fire set in a wooden surround with marble style hearth, two radiators, television and telephone points and windows to the front, side and rear.

##### Kitchen

8' 3" x 7' 11"

Fitted with a range of white high gloss fronted base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and hob, fridge freezer and a washing machine. There is also an extractor fan, boiler, laminate flooring and a window to the rear elevation.

##### Bedroom One

12' 3" x 8' 8"

Having a fitted wardrobe, radiator and windows to both the front and side.

##### Bedroom Two

10' 6" x 8' 5"

Having a radiator and a window to the side.

##### Bathroom

7' 7" x 5' 7"

Fitted with a cream suite comprising a panelled bath with electric shower over, pedestal wash basin and low suite w.c. There is also an extractor fan, radiator, laminate flooring and a window to the rear.

##### Outside

The property is set within well-maintained communal grounds.

##### Council Tax

Bradford Metropolitan District Council Tax Band C.





### **Please Note**

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**

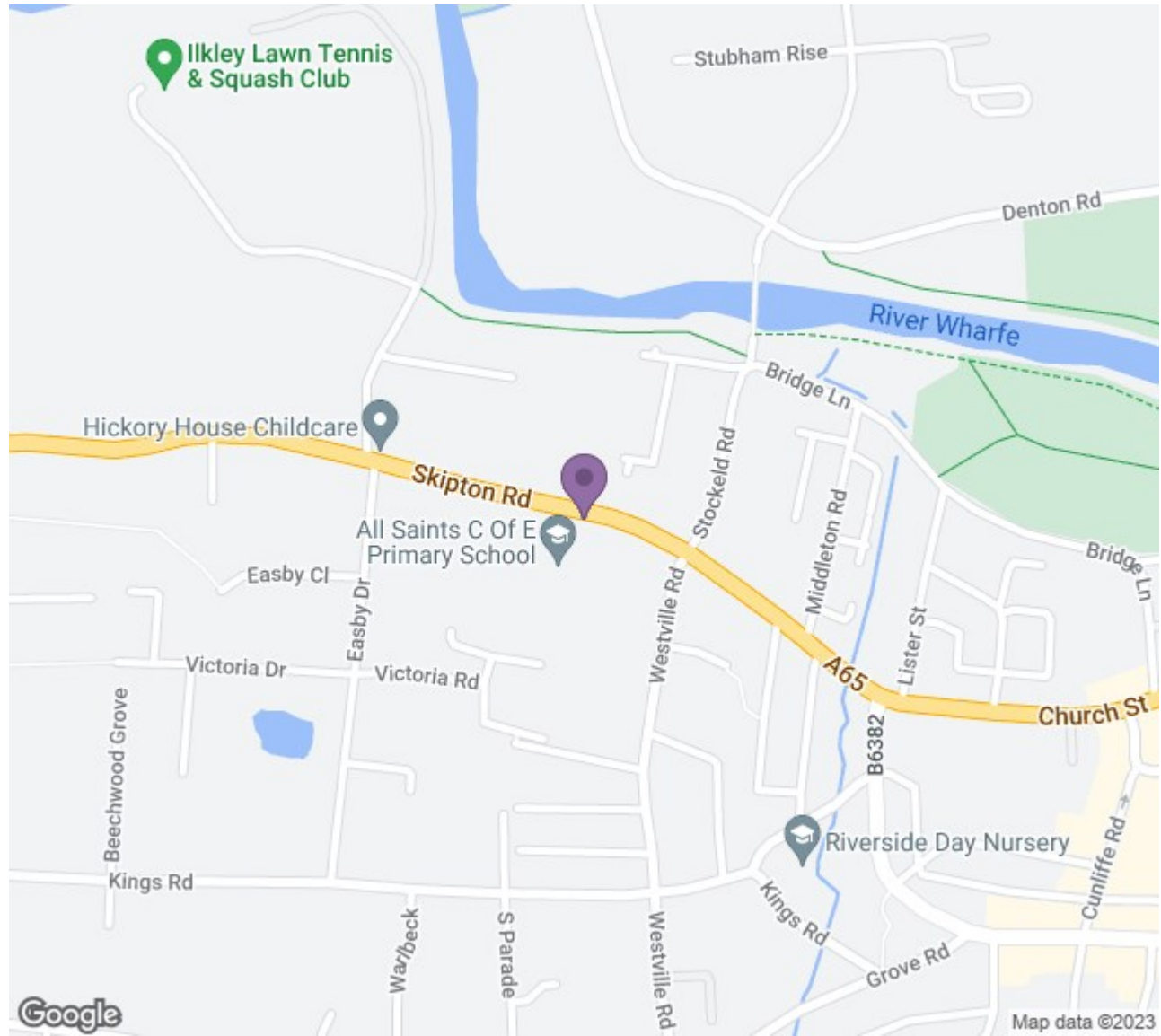
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>71</b>                  | <b>74</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<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 are 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