




- Large Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Large En-Suite Bathroom
- Modern House Bathroom
- Kitchen Diner & Utility Room
- Double Garage
- Unfurnished or Part Furnished
- EPC Rating: C

6 Shannon Close, Ilkley, LS29 9PJ

This spacious and well presented five bedrooomed detached family home is located in a highly desirable residential area and includes a double garage and a lawned garden to the rear. The property can be let either Unfurnished or Part Furnished.



£2,700 PCM



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

RECEPTION HALL

21' 3" x 11' 11" max

The spacious entrance hall has solid wood flooring and two radiators.

CLOAKROOM / WC

Having a low suite w.c, basin, radiator, coat hooks, oak flooring and a window to the rear elevation.

SITTING ROOM

17' 9" max x 13' 11"

A lovely reception room having a woodburning stove, wall lights, radiator, coving and a bay window to the front elevation.

DINING / FAMILY ROOM

16' 10" x 13' 11"

With oak flooring, radiator, sliding door through to the Kitchen and bay window to the front elevation.

SNUG / STUDY

12' 0" x 11' 11"

Having laminate flooring, wall mounted cupboards, radiator and a window to the rear elevation.

KITCHEN DINER

19' 1" x 12' 8"

The beautiful modern hi-gloss kitchen is fitted with a range of base and wall units with complementary work surfaces and an island unit. Integrated appliances comprise a large fridge, freezer and dishwasher. There is a ceramic hob and griddle to the island unit and a sink with Quooker tap. Wood effect laminate flooring, two radiators, window and French doors to the rear.





UTILITY

Having a base unit with laminate work surface and stainless steel sink unit. There is also plumbing and space for a washing machine and space for a tumble dryer. A door leads through to the integral garage and there is also a door leading out to the rear garden.

W.C.

With low suite w.c.

FIRST FLOOR LANDING

The spacious landing has two radiators and a window to the rear elevation.

W.C.

With a low suite w.c., basin, fitted storage cupboards, tiled floor and a window to the rear elevation.

MASTER BEDROOM

18' 2" max x 14' 0"

This spacious bedroom has a bay window to the front elevation, fitted cupboards and a radiator.

EN-SUITE

Fitted with a large modern bath, double shower enclosure with thermostatic shower, pedestal basin and low suite w.c. There is also a heated towel rail, extractor fan, cupboards, radiator, mirror and a window to the front.

BEDROOM THREE

16' 7" max x 13' 2"

This characterful bedroom has a range of fitted storage, radiator and a dormer window.





HOUSE BATHROOM

8' 11" x 7' 9"

Fitted with a modern bath, separate shower enclosure with thermostatic shower and a vanity unit with wash basin. There is also a heated towel rail, shaver point, extractor fan, two mirrors and two windows to the rear.

BEDROOM TWO

18' 2" to bay x 14' 0"

With fitted cupboards, radiator and a bay window.

BEDROOM FOUR

12' 0" x 12' 0"

With a radiator and window to the rear.

BEDROOM FIVE

12' 5" x 7' 11"

Having a radiator and a window to the front.

GARDENS

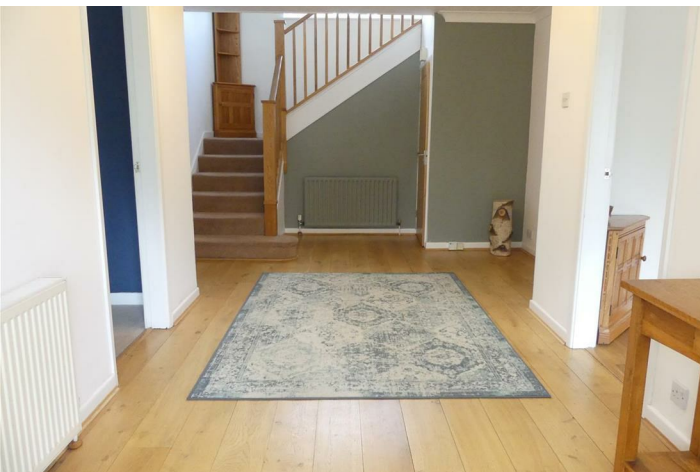
There is a good sized lawned garden to the rear with mature borders and a patio. The front garden is mainly laid to lawn.

GARAGE & DRIVEWAY

There is a double garage with light and power, along with a driveway providing ample parking for two to three cars.

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

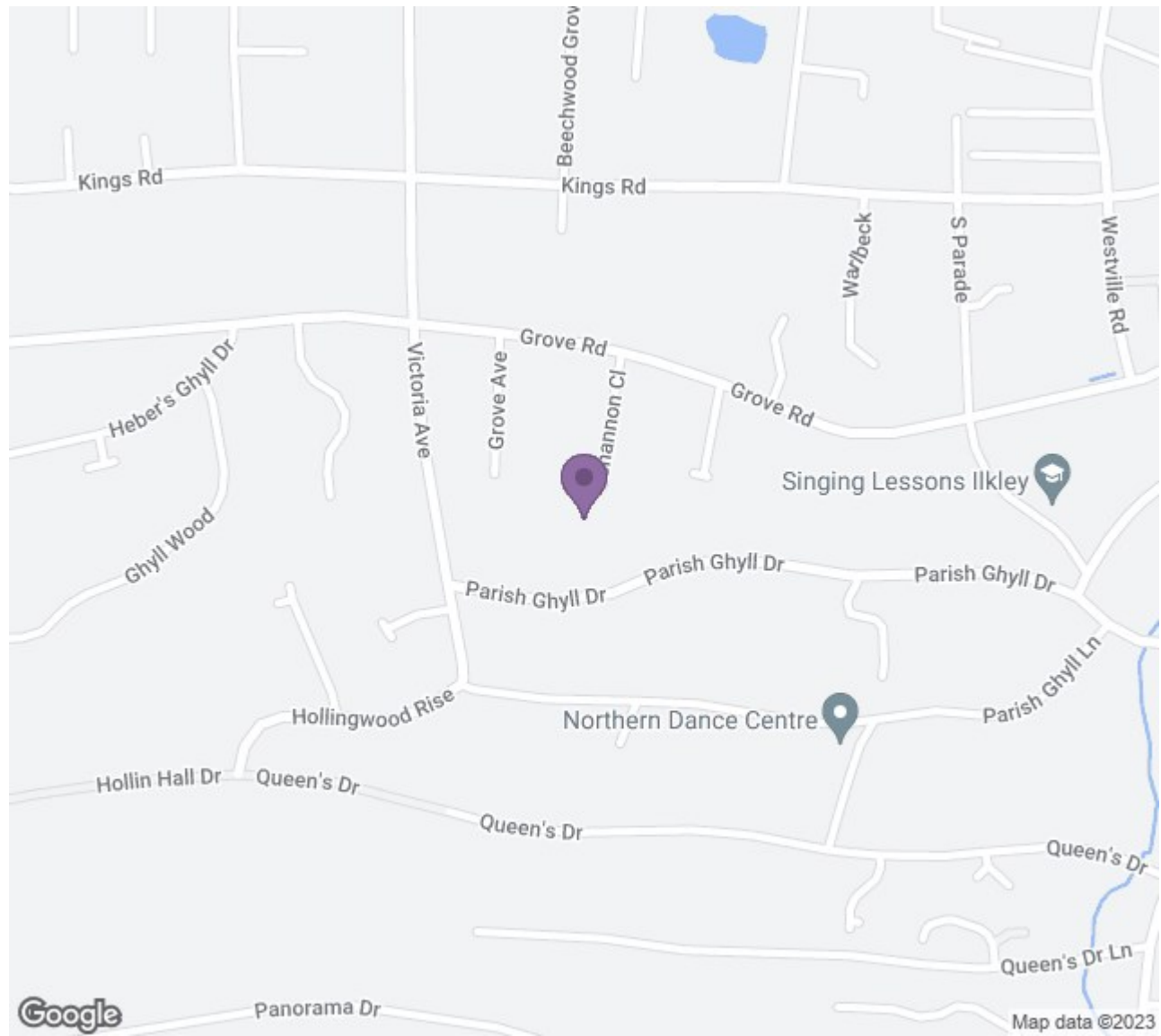
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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