



- First Floor Apartment
- Semi Open Plan to Kitchen
- Two Bedrooms
- Bathroom
- Off-Street Parking
- Unfurnished
- EPC Rating: C
- Available mid-late December

12 Nelson Court, Ilkley, LS29 8AX

This smartly presented first floor flat was redecorated and recarpeted last year and offers two bedroomed accommodation conveniently located in the heart of Ilkley, with the added benefit of off street parking. Unfurnished

£750 PCM



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

GROUND FLOOR

COMMUNAL ENTRANCE

Shared with just one other flat and having stairs to the first floor.

FIRST FLOOR

SITTING ROOM

17'1" x 10'10"

Having a large window to the front elevation, radiator and a wall-mounted electric fire.

KITCHEN

10'6" x 5'4"

Fitted with a range of modern Shaker style base and wall units having complementary work surfaces, tiled splashbacks and stainless steel sink unit with mixer tap. Appliances comprise a gas cooker and hob with cooker hood, washing machine, under counter fridge and under counter freezer. There is also a storage cupboard housing the boiler. Vinyl flooring.

BEDROOM ONE

11'5" x 8'10"

The double bedroom has a range of fitted cupboards providing useful storage, radiator, mirror and a window to the rear elevation.

BEDROOM TWO

8'4" x 6'0"

Having a radiator and window to the rear elevation.

BATHROOM

6'2" x 5'5"

Fitted with a white suite comprising tiled bath with electric shower over, pedestal wash basin and low suite w.c. There is also a towel rail, radiator, extractor fan, 2 mirrors and a corner cupboard. Fully tiled walls and ceramic tiled floor.

OUTSIDE

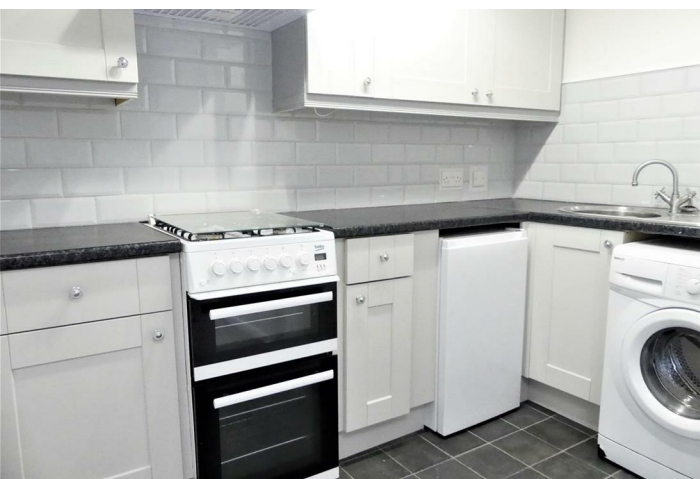
The property is set in communal gardens.

PARKING

There is one allocated off-street parking space.

PLEASE NOTE

Please note that this property does not accept pets.





COUNCIL TAX

Bradford Metropolitan 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.

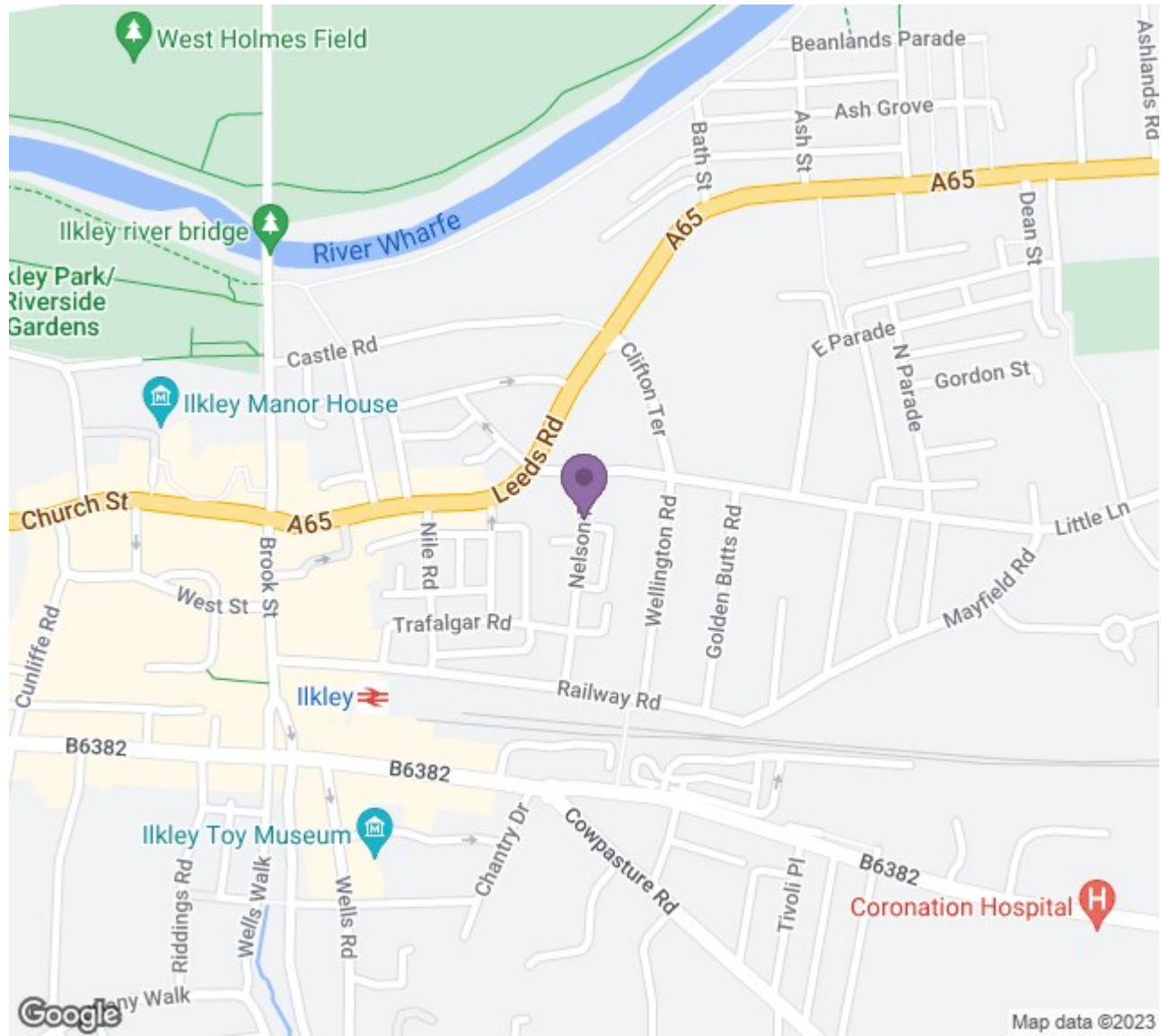
RENTAL PROCEDURE

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 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	79	79
(69-80) C		
(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	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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