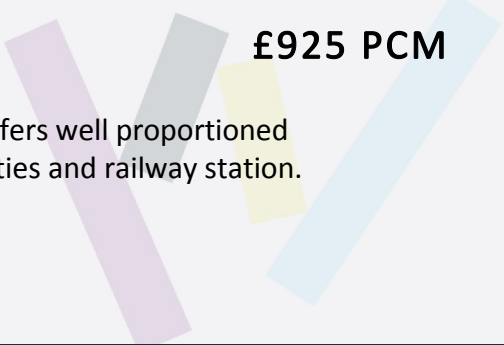




- Mid Terraced Three Bedroomed House
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- Enclosed Yard to Rear
- EPC Rating: D
- Available early January

14 Trafalgar Road, Ilkley, LS29 8HH

This spacious three bedroomed mid terraced house is arranged over three floors and offers well proportioned accommodation conveniently located just a short stroll from all the town centre amenities and railway station. Unfurnished.



£925 PCM



The property, with gas fired central heating and double glazing, briefly comprises...

ENTRANCE HALL

Having a radiator, coat hooks, picture rail and coving.

SITTING ROOM

Having a large window to the front elevation, radiator, television point, picture rail and coving.

DINING ROOM

The spacious dining room has a large window to the rear elevation and a door leading out to the rear yard.

KITCHEN

Located off the Dining Room the Kitchen is fitted with a range of cream 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 four ring electric hob and there is also plumbing for a washing machine. Vinyl flooring and a window to the side elevation.

FIRST FLOOR

BEDROOM ONE

A well proportioned room having a radiator and a large window to the front elevation.

BEDROOM THREE

Fitted with two useful built-in cupboards, one of which houses the boiler, and having a radiator and a window to the rear elevation.

SHOWER ROOM

Fitted with a large shower enclosure, low suite w.c. and a pedestal basin. There is also a shaver point and radiator. Part tiled walls, vinyl flooring and a window.

SECOND FLOOR

ATTIC BEDROOM

Another lovely double bedroom with telephone point, radiator and window to the front elevation.





OUTSIDE

There is a small low maintenance garden area to the front of the property and an enclosed paved yard to the rear.

COUNCIL TAX

Bradford Metropolitan District Council - Band C

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

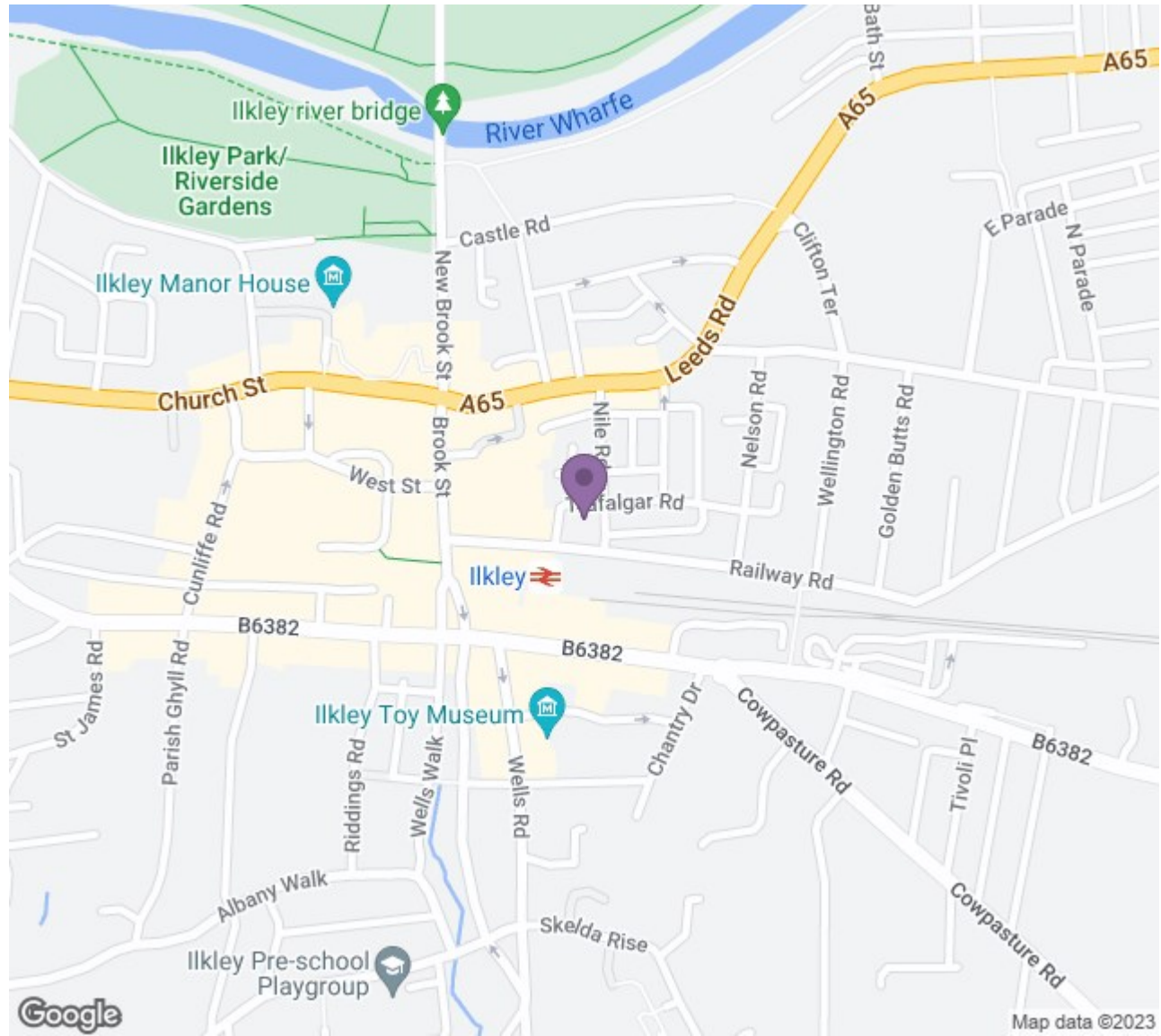
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(69-80) C		74
(55-68) D	60	
(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