




- Four Bedroomed Family Home
- Detached House with Garage
- Breakfast Kitchen
- Dining Room and Conservatory
- Sitting Room
- Bathroom & Additional W.C.
- Lawned Garden with Patio
- EPC Rating: D

21 Greenhow Park, Burley In Wharfedale, Ilkley, LS29 7LZ

This spacious family home is located on the edge of Burley in Wharfedale and offers four bedroomed accommodation with lawned gardens, garage and driveway.

£1,595 PCM





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

ENTRANCE HALL

15' 9" x 6' 2" max

Having wood flooring, radiator, coat hooks and understairs storage.

W.C.

5' 6" x 3' 0"

Fitted with a low suite w.c. and hand wash basin.

DINING ROOM

10' 10" x 10' 0"

With wood flooring, radiator and French doors leading through to the Conservatory.

CONSERVATORY

13' 3" x 8' 9"

With tiled floor, radiator, wall lights, built in seating, blinds to the ceiling and a door leading out to the patio area and rear garden.

BREAKFAST KITCHEN

14' 7" x 10' 7"

Fitted with a range of base and wall units having complementary granite work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and a four ring gas hob with cooker hood. There is also plumbing for a washing machine and a dishwasher. The kitchen also houses the central heating boiler. Window to the rear looking out to the garden and a door to the side.

SITTING ROOM

21' 11" x 11' 11"

Having windows to both the front and side elevations. television point and two radiators.

FIRST FLOOR





BEDROOM ONE

12' 8" x 11' 11"

With recessed shelves, radiator and a window to the rear.

BEDROOM TWO

12' 1" x 10' 0" to wardrobes

With built in wardrobes along one wall, ceiling coving, radiator and a window to the front providing long distance views

BEDROOM THREE

10' 1" max x 9'10"

Having a radiator and a window to the front providing long distance views.

BEDROOM FOUR

9' 10" x 9' 8"

With a free standing wardrobe, radiator and window to the rear.

BATHROOM

8' 2" x 5' 11"

Fitted with a white suite comprising a P-shaped bath with shower over and glass screen, low suite w.c. and wall-hung basin. There is also a mirrored cabinet, mirror, heated towel rail and a window to the side. Wood effect laminate flooring and part tiled walls.

GARAGE & PARKING

There is an attached single garage with block paved driveway providing off-street parking.

GARDENS

There is an open lawned garden to the front and an enclosed lawned garden to the rear with paved patio and wooden shed.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.





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.

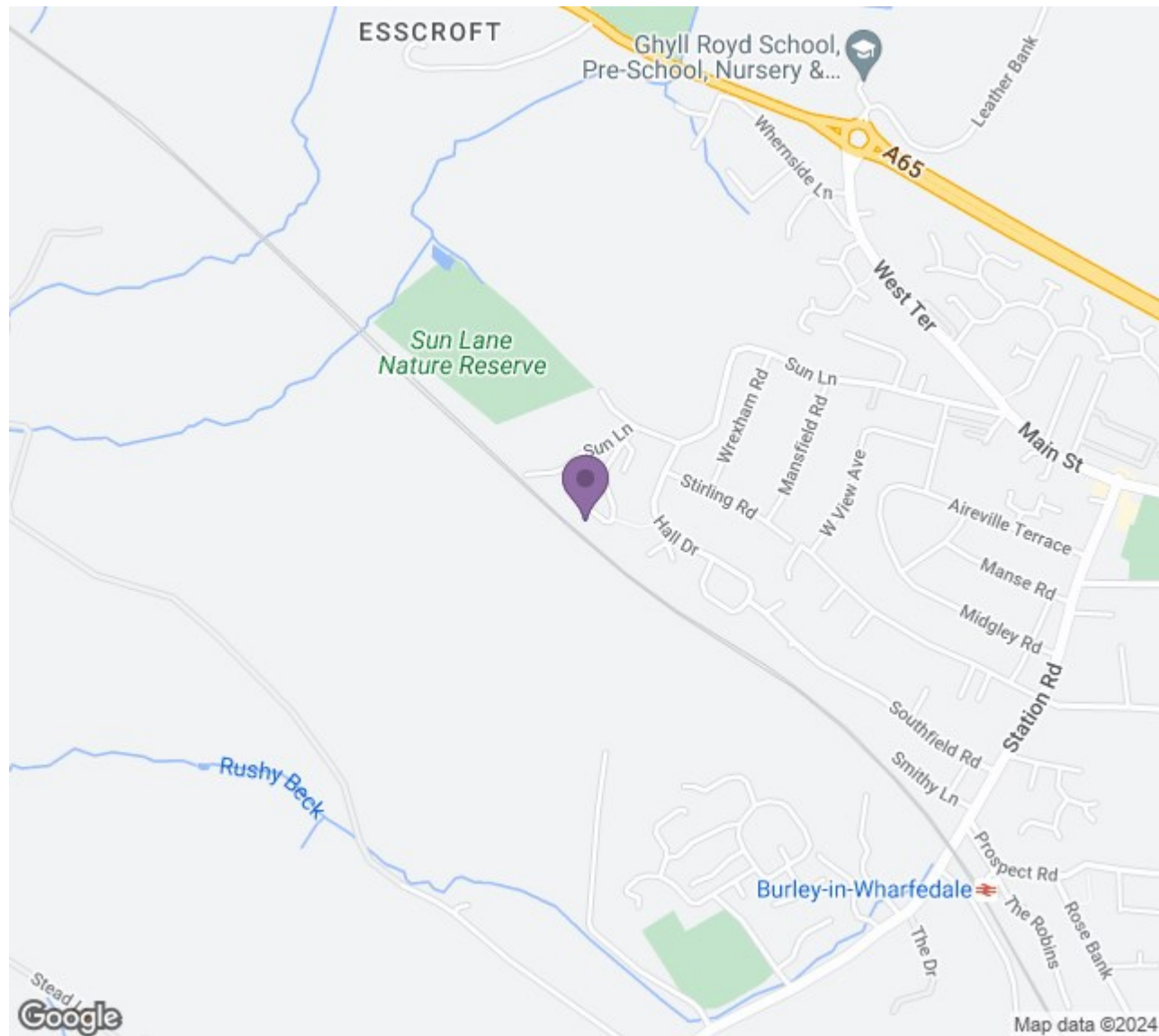
PAYMENTS

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		83
(69-80) C	66	
(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 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