



- Town House with Garage
- Two/Three Bedrooms
- Dining Kitchen & Utility Room
- Conservatory
- Shower Room
- Paved Garden to the Rear
- Central Location
- EPC Rating: D
- Available Mid January

14 Wells Walk, Ilkley, LS29 9LH

This town house is conveniently located close to the town centre and offers accommodation briefly comprising a porch, entrance hall, play room / occasional bedroom, sun room, utility, dining kitchen, sitting room with small balcony, cloakroom, two bedrooms and a shower room. Unfurnished. EPC Rating: D

£1,195 PCM



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

GROUND FLOOR

ENTRANCE HALL

With useful understairs storage cupboard.

UTILITY ROOM

8'9" x 6'8"

Having a stainless steel sink unit, plumbing for a washing machine and door through to the Sun Room.

SUN ROOM

11'11" x 11'2"

With two radiators and French doors leading out to the enclosed rear garden.

STUDY / PLAY ROOM / OCCASIONAL BEDROOM

11'11" x 7'9"

With radiator. Opens into Sun Room.

FIRST FLOOR

SITTING ROOM

15'9" x 14'9"

Having a patio door leading out onto a small balcony, radiator, recessed spotlights and windows to the front elevation.

DINING KITCHEN

14'11" x 8'8"

Fitted with a range of cream base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit. Appliances comprise an integrated electric double oven, halogen hob and cooked hood. There is also space for a fridge freezer.



W.C.

5'10" x 5'6"

Fitted with a low suite w.c. and pedestal wash basin. Recessed airing cupboard housing a water tank.

SECOND FLOOR

BEDROOM ONE

14'8" x 10'6"

Having fitted wardrobes and drawers, radiator and a window plus a Velux window to the rear elevation.

BEDROOM TWO

14'10" x 8'8"

Having a radiator, window and a Velux window to the front elevation.



SHOWER ROOM

7'5" x 5'9"

Fitted with a walk in shower, low suite w.c. and pedestal basin. There is also a heated towel rail, extractor fan, mirror and shaver point. Fully tiled walls.

GARDEN

There is a low maintenance enclosed paved garden to the rear.

GARAGE

There is a single garage and space to park another car in front of the garage.

COUNCIL TAX

Bradford Metropolitan District Council - Band E.

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

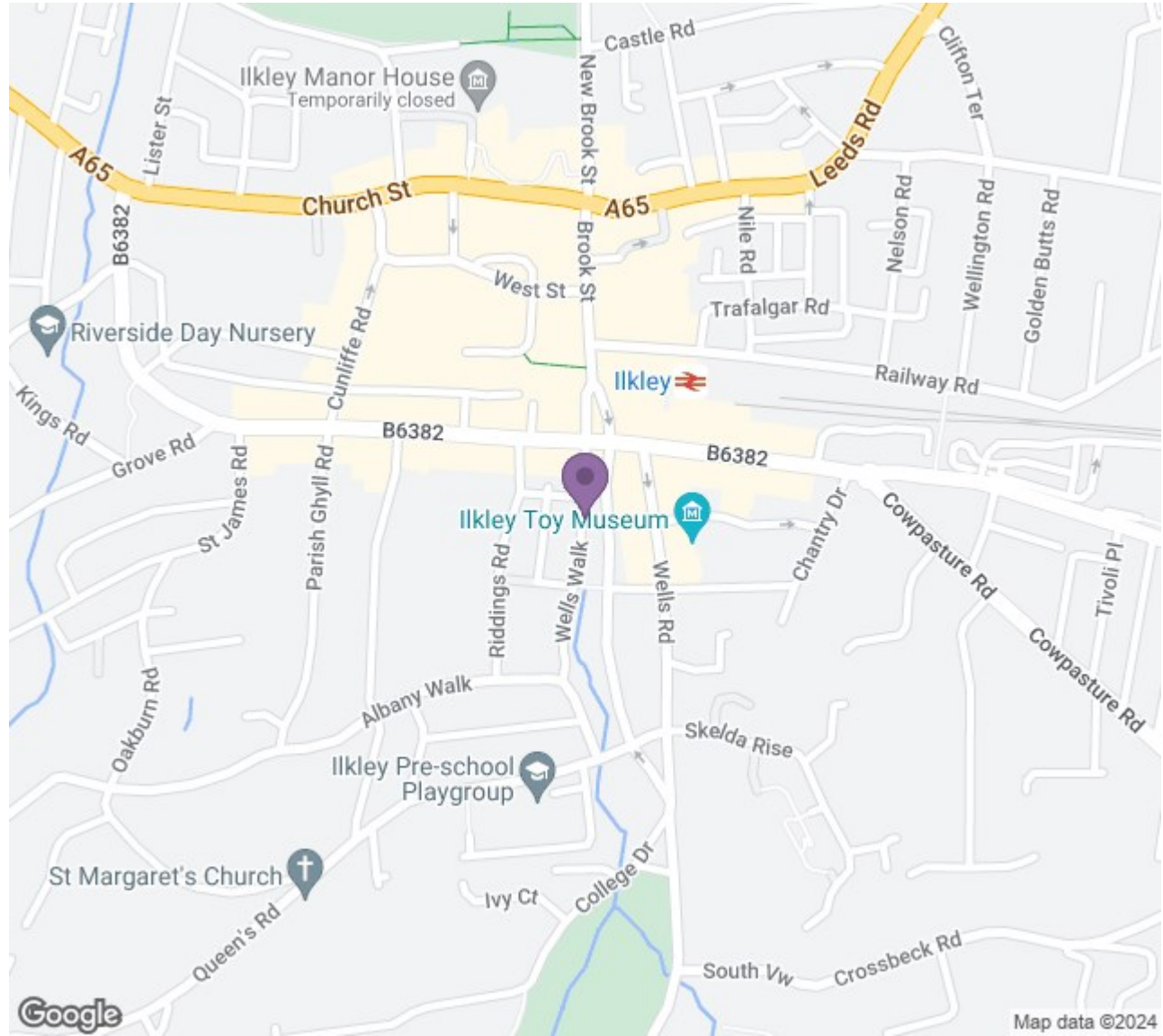
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		81
(69-80) C	67	
(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