



- Redecorated & Recarpeted Throughout
- Ground Floor Apartment with Allocated Car Parking Space
- Spacious Sitting Room
- Breakfast Kitchen
- Two Bedrooms
- House Bathroom & En-Suite Shower Room
- Communal Gardens
- EPC Rating: C

8 Keats House Blackthorn Road, Ilkley, LS29 8UR

This recently redecorated and recarpeted ground floor apartment has two bedrooms, one with en-suite, well proportioned sitting room, breakfast kitchen and house bathroom. The property has one allocated car parking space to the front and additional visitor parking and residents have access to the well maintained communal grounds. Unfurnished.

£795 PCM



The apartment, with double glazing and approximate room sizes, comprises...

ENTRANCE HALL

With recessed spotlights and airing cupboard.

SITTING ROOM

14' 1" x 11' 6"

This well proportioned living room has a wall-mounted electric fire, television and telephone points, recessed spotlights, window to the side and French doors to the front.

BREAKFAST KITCHEN

10' 3" x 8' 0"

Fitted with a range of 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, four ring hob with cooker hood, fridge freezer and washing machine. Vinyl flooring and a window to the front.

MASTER BEDROOM

12' 5" x 9' 1" + door recess

Having a fitted wardrobe, window to the side elevation and French doors leading out to a paved patio and the communal gardens to the rear.

EN-SUITE SHOWER ROOM

4' 10" x 4' 8" to shower

With recessed shower enclosure, low suite w.c. and wash basin, along with a heated towel rail, extractor fan, mirror and window to the side.

BEDROOM TWO

9' 2" x 8' 4"

With telephone point and window to the rear.





BATHROOM

6' 10" x 5' 5"

Fitted with a white suite comprising panelled bath, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan and mirrored cabinet.

PARKING SPACE

There is one allocated car parking space to the front.

GARDENS

Residents have access to well maintained communal lawned grounds to the rear.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band B

NO PETS

Please note that this property does not accept pets.

PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

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

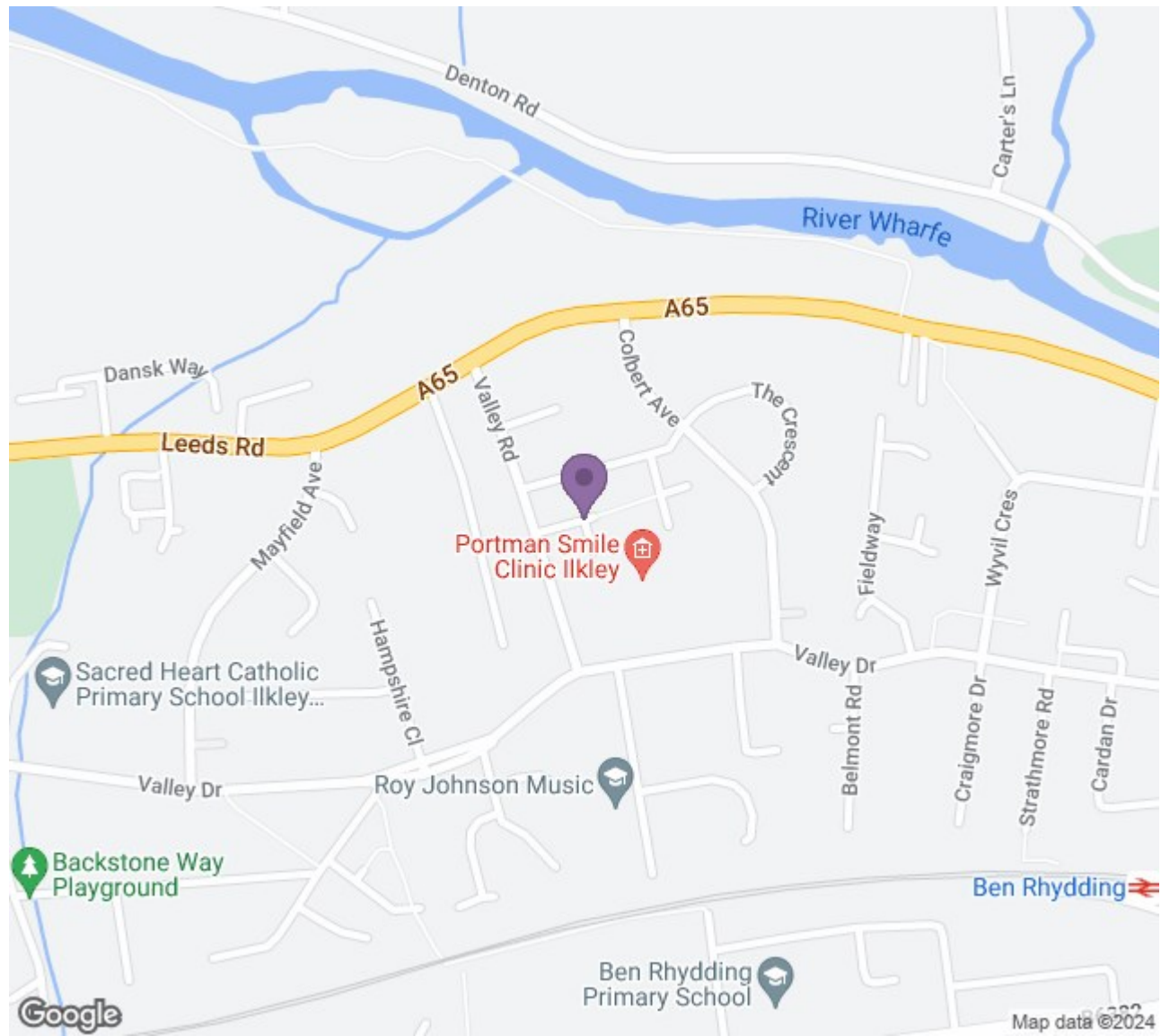
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.





**WHITAKER
CADRE** LETTING
SPECIALISTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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