



- Well-Presented One Bedroomed Cottage
- Open Plan Living Accommodation
- Double Bedroom
- House Bathroom
- Enclosed Paved Garden
- Allocated Parking
- Characterful Accommodation
- EPC Rating C
- Unfurnished
- Close to Ilkley Town Centre

1 Back Nelson Road, Ilkley, LS29 8HW

A well presented and characterful one bedroomed end terrace cottage appointed to a high standard enjoying open plan living accommodation with allocated parking and an enclosed paved garden. The property is conveniently situated close local amenities and transport links in Ilkley town centre.

£895 PCM



GROUND FLOOR

Hallway

Entrance hallway with door to the front elevation, matting and fitted cupboard with shelving and feature light fitting.

Living Kitchen

15'05 x 14'01

A smart living kitchen with base and wall units incorporating cupboards and drawers with solid wood worktops having a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated under-counter fridge/freezer, washing machine and electric oven with electric hob having an extractor over. Under-stairs storage cupboard, radiator, solid wood Oak flooring, spotlights, recessed window to the rear and further window and door to the front elevation.

FIRST FLOOR

Double Bedroom

17'04 x 9'04 (into recess)

A characterful bedroom with exposed original beams and trusses. Fitted cupboard and drawer unit, radiator, carpet and two spotlight tracks. Two windows and one long window to the front elevation.

Bathroom

10'06 x 5'05 (widest)

A modern bathroom with a white three piece suite comprising a panelled bath with thermostatic shower over and screen, low suite w.c and vanity unit with mirror over. Part tiled walls and tiled floor, underfloor heating and fitted boiler cupboard. Recessed window to the rear elevation.

OUTSIDE

To the front of the property there is an enclosed paved area as well as an allocated parking space.

Council Tax

Bradford Metropolitan District Council Tax Band B





No Pets

Please note that this property does not accept pets.

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			89
(81-91) B		73	
(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	



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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