

- Modernised Mid Terrace
- Three Bedrooms, one with En-Suite
- Open Plan Living Area
- Modern Kitchen & Bathrooms
- Enclosed Yard to the Rear
- Outdoor Separate Utility Room
- Convenient Location
- EPC Rating: D

26 Mornington Road, Ilkley, LS29 8JA

Conveniently located just a short walk from the railway station and town centre, this modernised three bedroomed house is arranged over three floors and has an enclosed yard to the rear with a separate utility room. There is also a stylish modern bathroom, en-suite shower room and kitchen. Unfurnished.

£1,050 PCM



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

GROUND FLOOR

OPEN PLAN LIVING AREA

SITTING ROOM

13'11" x 13' 10" max

This lovely space has a built in cupboard, recessed fireplace, television and telephone points, radiator, coving and ceiling rose and a window to the front elevation.

KITCHEN

10' 9" + recessed area x 6' 9"

The contemporary kitchen is fitted with a range of base and wall units and breakfast bar having complementary wood effect work surfaces and an inset sink unit with mixer tap. Integrated appliances comprise an electric oven, four ring induction hob with cooker hood over and a dishwasher. There is also a boiler, useful understairs storage area, window to the rear and a door leading out to the enclosed rear yard.

FIRST FLOOR

LANDING

Having a contemporary glazed banister and a window to the rear.

BEDROOM ONE

10' 3" x 8' 4"

Having a radiator and a window to the rear.

BEDROOM TWO

10' 6" x 8' 6" max

With a radiator and a window to the front elevation.





HOUSE BATHROOM

7' 5" x 5' 2"

The stylish bathroom is fitted with a white panelled bath having a mixer shower over, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, extractor fan, mirror and a window to the front.

SECOND FLOOR

BEDROOM THREE

21'1 1" max x 14' 0" max with restricted head room

The bright third bedroom has Velux windows to both the front and rear, television and telephone points and a radiator.

EN-SUITE SHOWER

5' 8" to shower enclosure x 5' 1"

The modern en-suite is fitted with a recessed shower enclosure, counter top basin and low suite w.c. There is also a heated towel rail, extractor and mirror.

OUTSIDE

ENCLOSED YARD

There is a private enclosed paved yard to the rear with outside light and tap.

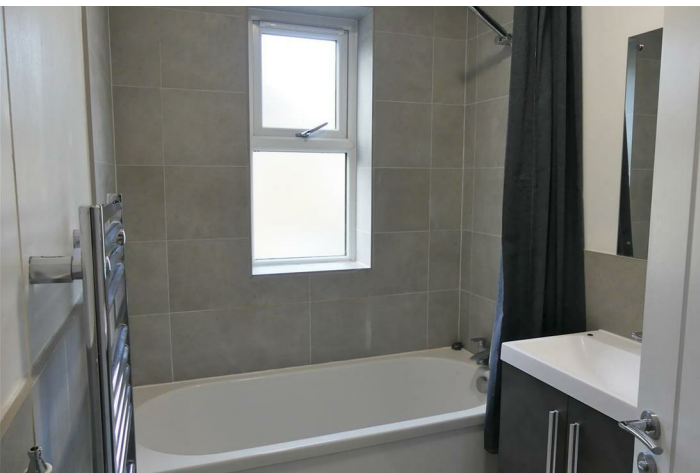
OUTDOOR UTILITY ROOM

6' 5" x 4' 1"

With plumbing for a washing machine and provision for a tumble dryer, along with a fitted worktop, light and a tiled floor.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band B.





AGENT NOTES

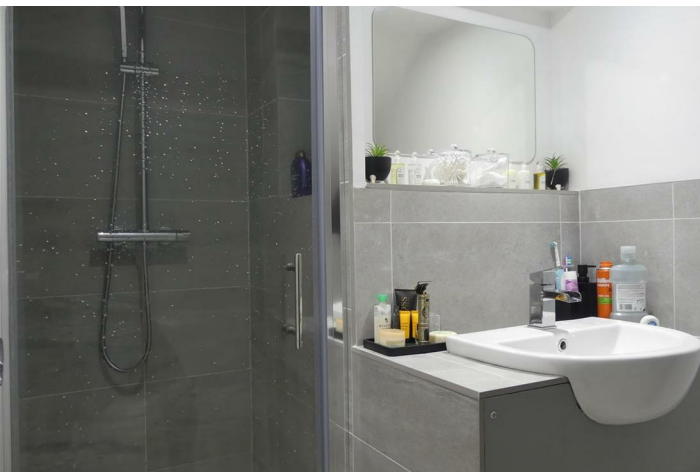
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.

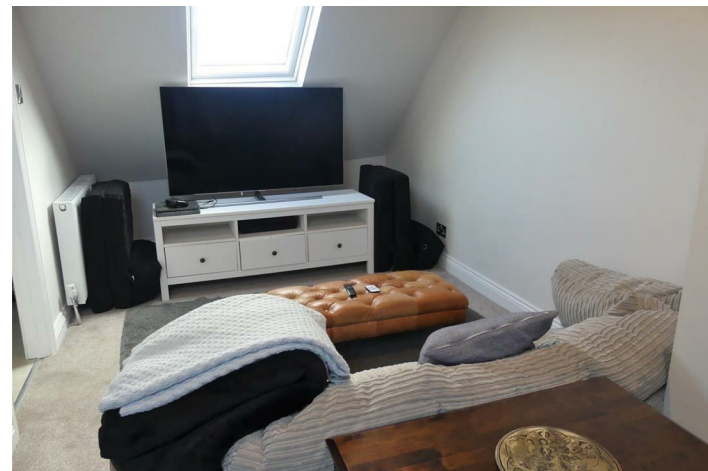
PAYMENTS

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.

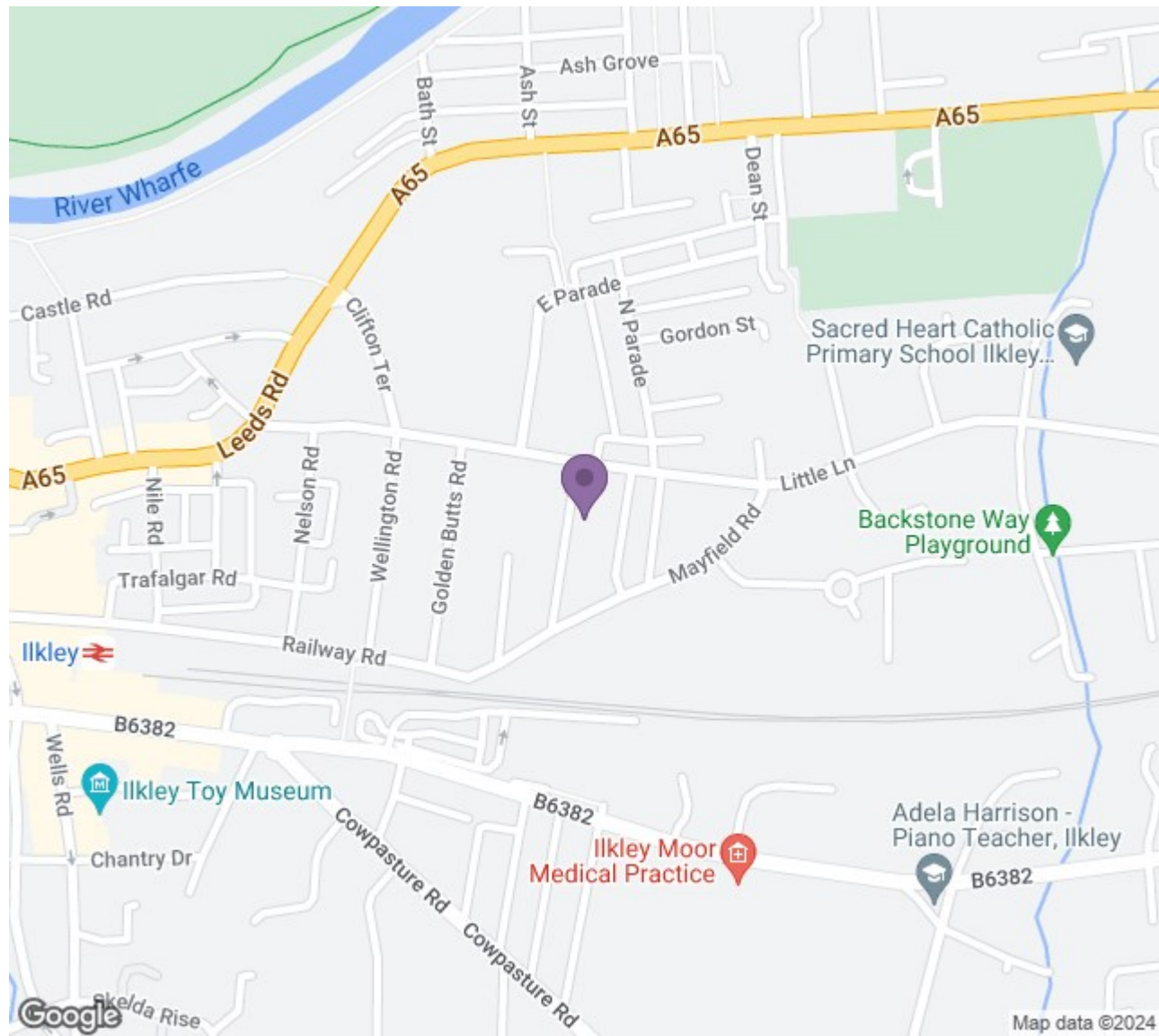




**WHITAKER
CADRE** LETTING
SPECIALISTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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 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