



- Link Detached Family House
- Three Bedrooms
- Sitting Room
- Dining Kitchen
- En-Suite to Master Bedroom
- Enclosed Lawned Garden to the Rear
- Unfurnished
- EPC Rating: D

5 Far Mead Croft, Burley In Wharfedale, Ilkley, LS29 7RR

This link detached property has been newly decorated throughout and offers three bedroomed accommodation, with enclosed rear garden and single garage, in this popular development close to the centre of the village.

£1,295 PCM



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

ENTRANCE

4' 12" x 3' 3"

With wood laminate flooring, coving, radiator and intruder alarm.

W.C.

5' 6" x 3' 1"

Having a low suite w.c., hand wash basin, radiator, mirror and window to the front.

SITTING ROOM

15' 2" x 14' 4"

With wood laminate flooring, coving, ornamental fire, two radiators, television and telephone points and a window to the front elevation.

DINING KITCHEN

17' 5" x 9' 0" overall

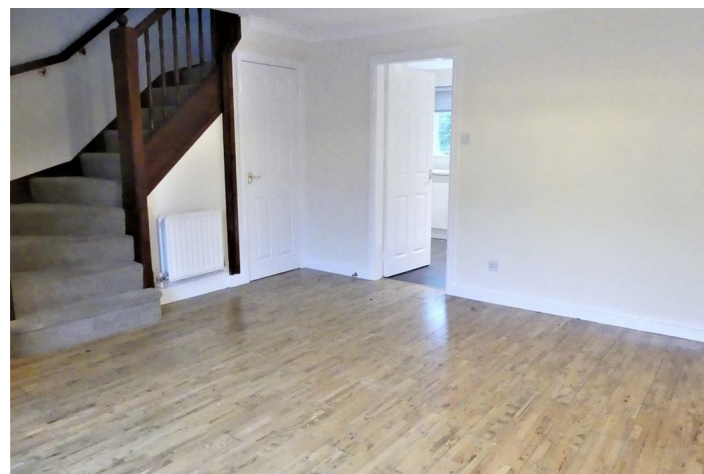
The well equipped modern kitchen is fitted with a range of white base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, gas hob with cooker hood, fridge freezer, washer dryer and dishwasher. There is also a radiator, recessed spot lights, window to the rear and French doors leading out to the paved patio and enclosed lawned rear garden.

FIRST FLOOR

BEDROOM ONE

12' 2" x 10' 4"

With a radiator and a window to the rear elevation.





EN-SUITE SHOWER ROOM

5' 6" x 3' 3"

Fitted with a white suite comprising a low suite w.c., pedestal basin and shower enclosure with thermostatic shower. There is also a radiator, extractor fan, shaver point, mirror and a window to the side.

BEDROOM TWO

10' 4" x 8' 11"

With a radiator and window to the front.

BEDROOM THREE

9' 1" x 6' 10"

With a radiator and window to the rear.

HOUSE BATHROOM

6' 9" x 5' 8"

Fitted with a white suite comprising a panelled bath with mixer shower over and glass screen, pedestal wash basin and low suite w.c. There is also a radiator, extractor fan, shaver point, mirror and window to the front.

GARAGE & DRIVEWAY

The property has a single garage and a drive provides off street parking.

GARDEN

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

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




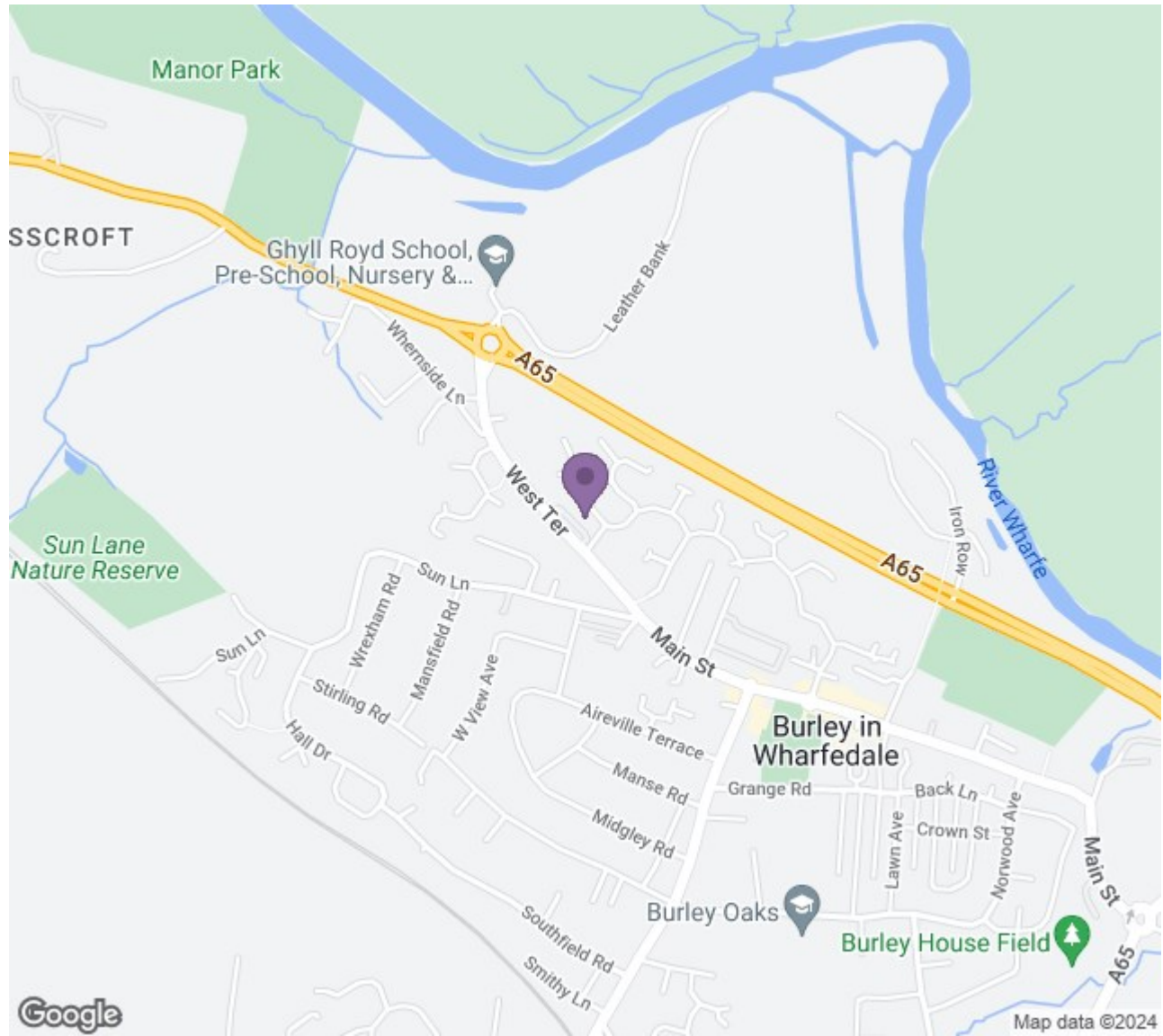


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**WHITAKER
CADRE** LETTING
SPECIALISTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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