



Flat 2, Glendair Bolton Bridge Road, Ilkley, LS29 9AA

£725 PCM

This spacious, well presented ground floor apartment is conveniently located just a short stroll from all the town centre amenities and has off street parking. Unfurnished.

- Spacious Ground Floor Apartment
- Convenient Location with Off Street Parking
- One Bedroom
- Breakfast Kitchen
- Shower Room
- Unfurnished
- EPC Rating: C
- Available March



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

Entrance

With laminate flooring, radiator and telephone entry system.

Sitting Room

15' 0" x 14' 11"

Having laminate flooring, ceiling cornice, ornamental fireplace, radiator and two windows to the front elevation.

Breakfast Kitchen

12' 0" x 10' 7" max

Fitted with a range of wood effect base and wall units having complementary work surfaces. Appliances comprise and electric oven, gas hob with cooked hood and an under counter fridge freezer. There is also plumbing for a washing machine. Laminate flooring, boiler, radiator and windows to both the side and rear elevation.

Bedroom

15' 1" x 8' 11"

Having laminate flooring, ceiling cornice, radiator and a window to the front elevation.

Shower Room

7' 7" x 5' 4"

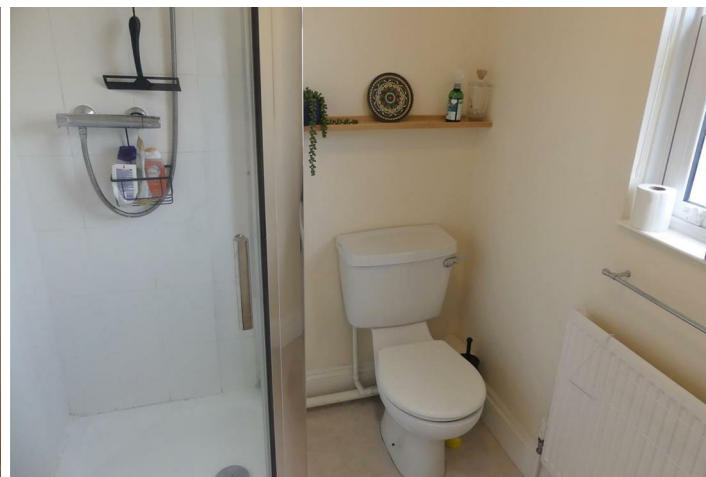
Fitted with a white suite comprising a shower enclosure with thermostatic shower, low suite w.c. and pedestal wash basin. There is also a radiator, mirror, towel rail and radiator.

Parking

The apartment has off street parking.

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.

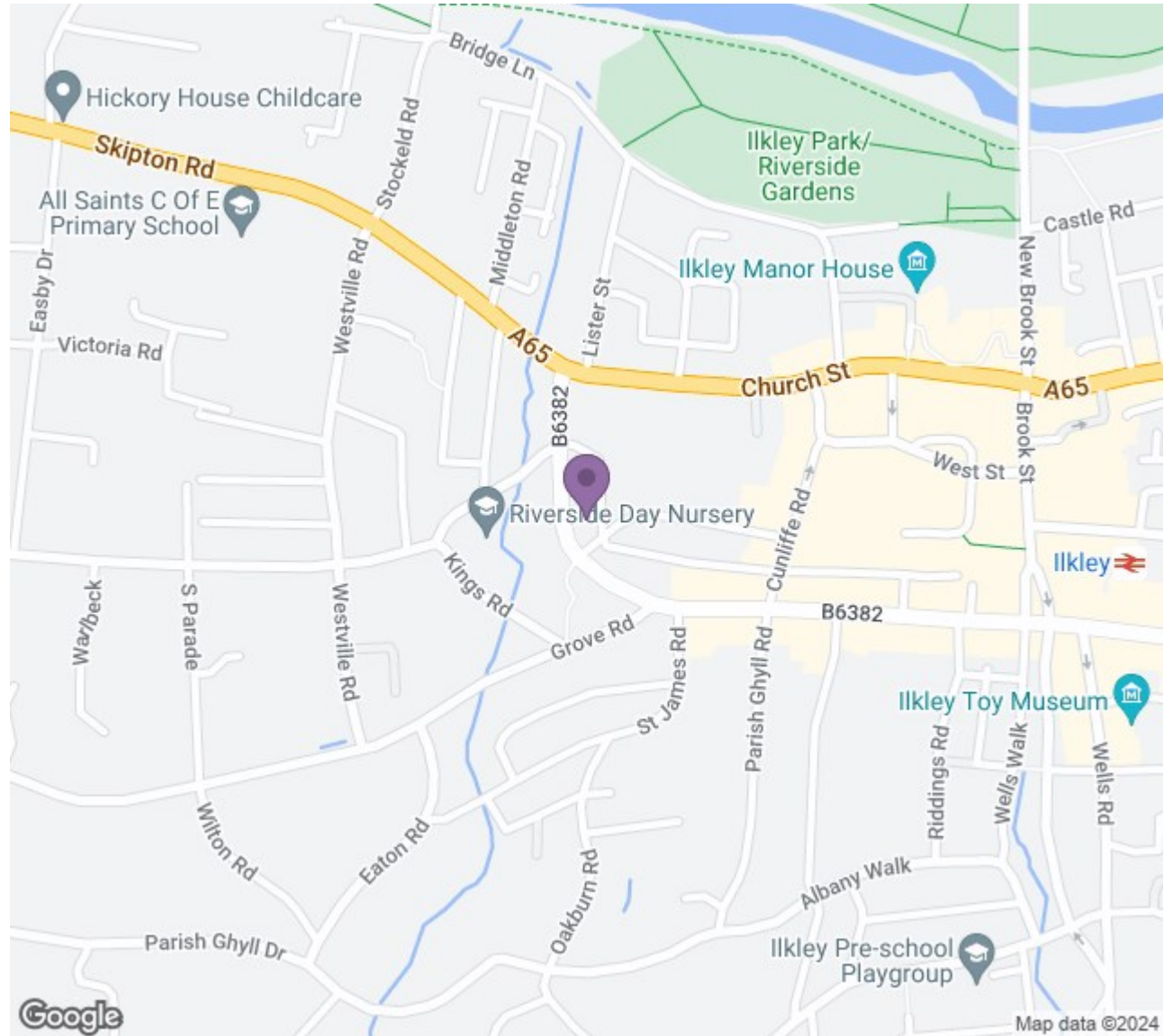
Rental Procedure

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.

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