



- Top Floor Apartment
- Two Bedrooms
- Open Plan Living & Kitchen
- Bathroom
- Convenient Location in the heart of Ilkley
- Unfurnished
- Available Early March
- EPC Rating: D

15B Wells Road, Ilkley, LS29 9JB

This two bedroomed apartment is situated in the heart of Ilkley, just a short stroll from The Grove and the railway station which has direct lines to both Leeds and Bradford. The property offers accommodation briefly comprising a communal entrance with stairs up to the apartment, private entrance hallway, open plan living room, two bedrooms and bathroom. Unfurnished.

£895 PCM



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

Hallway

9' 9" x 4' 4"

The hallway has useful fitted cupboards, telephone entry system, radiator and laminate flooring.

Open Plan Living Room & Kitchen

19' 0" x 12' 3"

The living area has a radiator, ceiling cornice, two uplighters, laminate flooring and two windows to the front elevation. The kitchen is fitted with a range of Shaker style base and wall units having complementary work surfaces, breakfast bar and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, halogen hob and fridge freezer. There is also a washing machine, laminate flooring and a window to the side elevation.

Bedroom One

12' 9" x 11' 9"

With laminate flooring, radiator, ceiling cornice, fitted drawer unit, range of fitted cupboards which also house the boiler and a window to the rear elevation.

Bedroom Two

15' 4" x 6' 2"

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

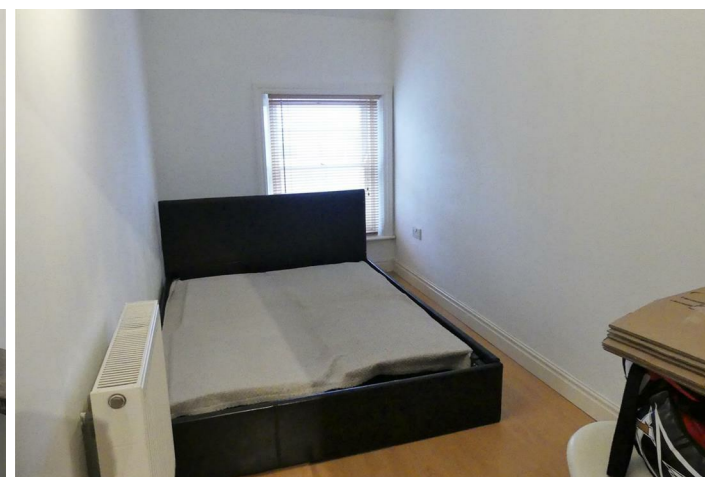
Bathroom

7' 7" x 5' 6"

Fitted with a white suite comprising bath with shower over and a screen, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan, mirror, shelf and a window to the side elevation.

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.

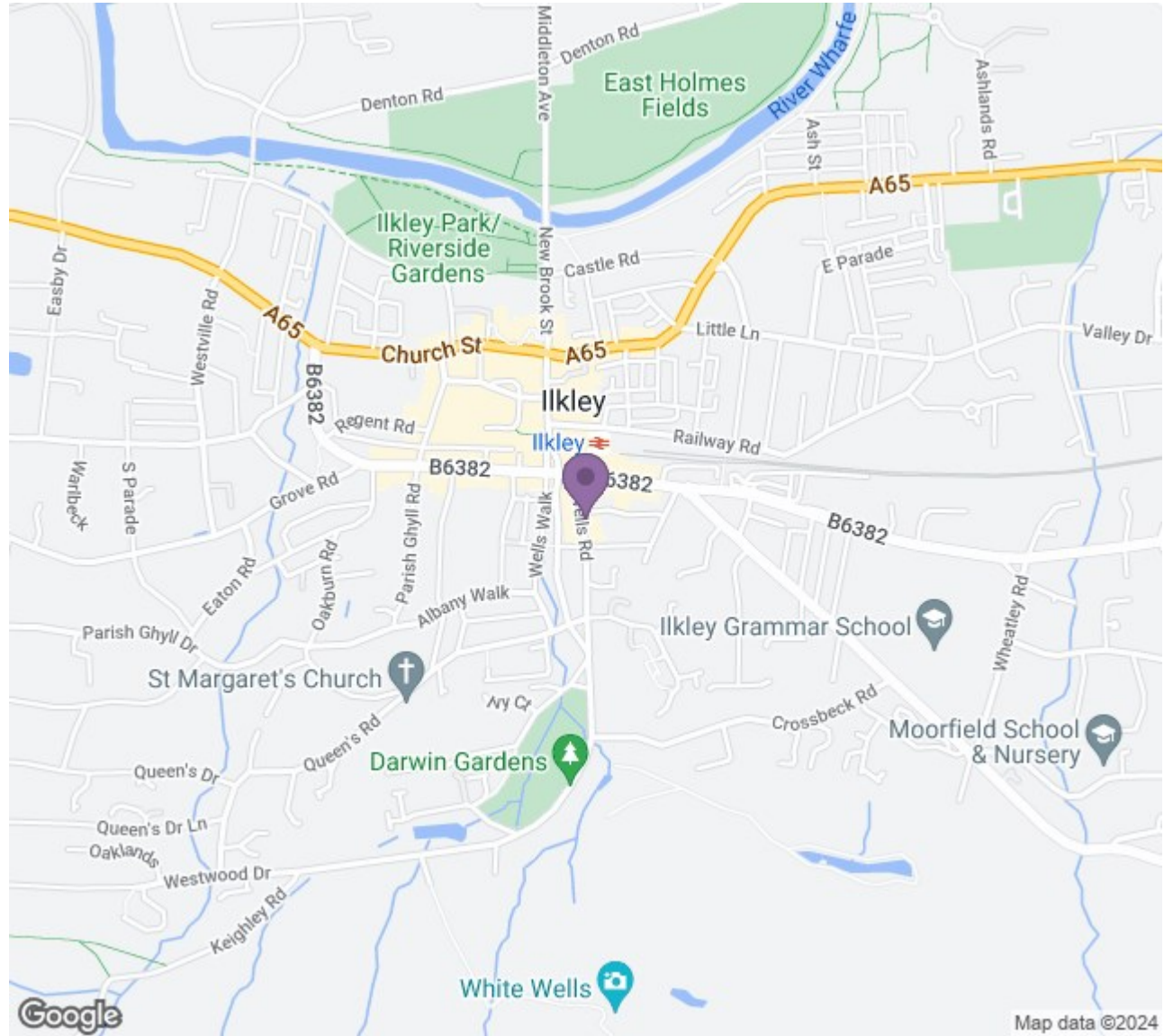
Rental Procedure

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		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(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