



Flat 3, Glendair Bolton Bridge Road, Ilkley, LS29 9AA

£725 PCM

This well presented one bed roomed ground floor flat is conveniently located close to The Grove, just a short stroll from all the town centre amenities and train station. The property also benefits from off street parking to the rear. Unfurnished.

- Ground Floor Flat
- One Double Bedroom
- Sitting Room
- Kitchen
- Bathroom
- Off Street Parking to the Rear
- EPC Rating: C
- Unfurnished
- Available May



The property, with gas fired central heating, double glazed sash windows and approximate room sizes, comprises...

Communal Entrance

With stairs to the upper floors.

Entrance Hallway

Having coat hooks, radiator, telephone entry system, ceiling cornice and laminate flooring.

Sitting Room

15' 0" x 14' 11"

The well proportioned living room has ceiling cornice, laminate flooring, wall lights, window to the rear elevation and a decorative fireplace.

Kitchen

9' 7" x 6' 11"

Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splashbacks and an inset sink unit. Appliances comprise an integrated electric oven, gas hob with cooker hood over and an under counter fridge with freezer compartment. There is also space and plumbing for a washing machine.

Bedroom

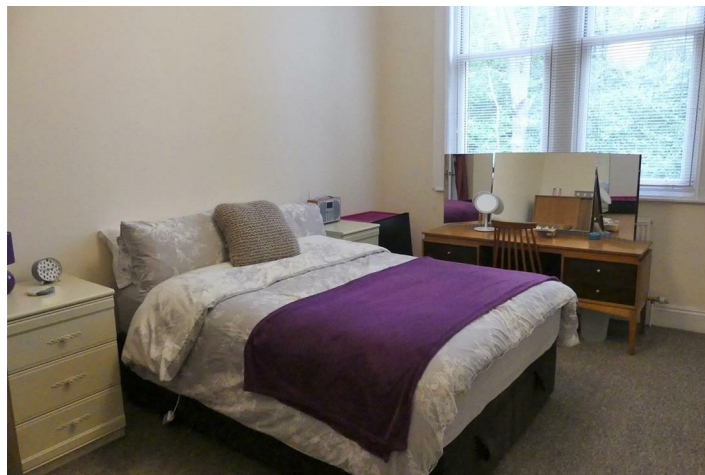
14' 10" x 10' 11"

Having a ceiling cornice, radiator, window to the rear elevation and a cupboard housing the boiler.

Bathroom

7' 0" x 6' 1"

Fitted with a white suite comprising a panelled bath with thermostatic shower over, low suite w.c. and pedestal wash basin. There is also an extractor fan, radiator and laminate flooring.





WHITAKER
CADRE LETTING
SPECIALISTS

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.

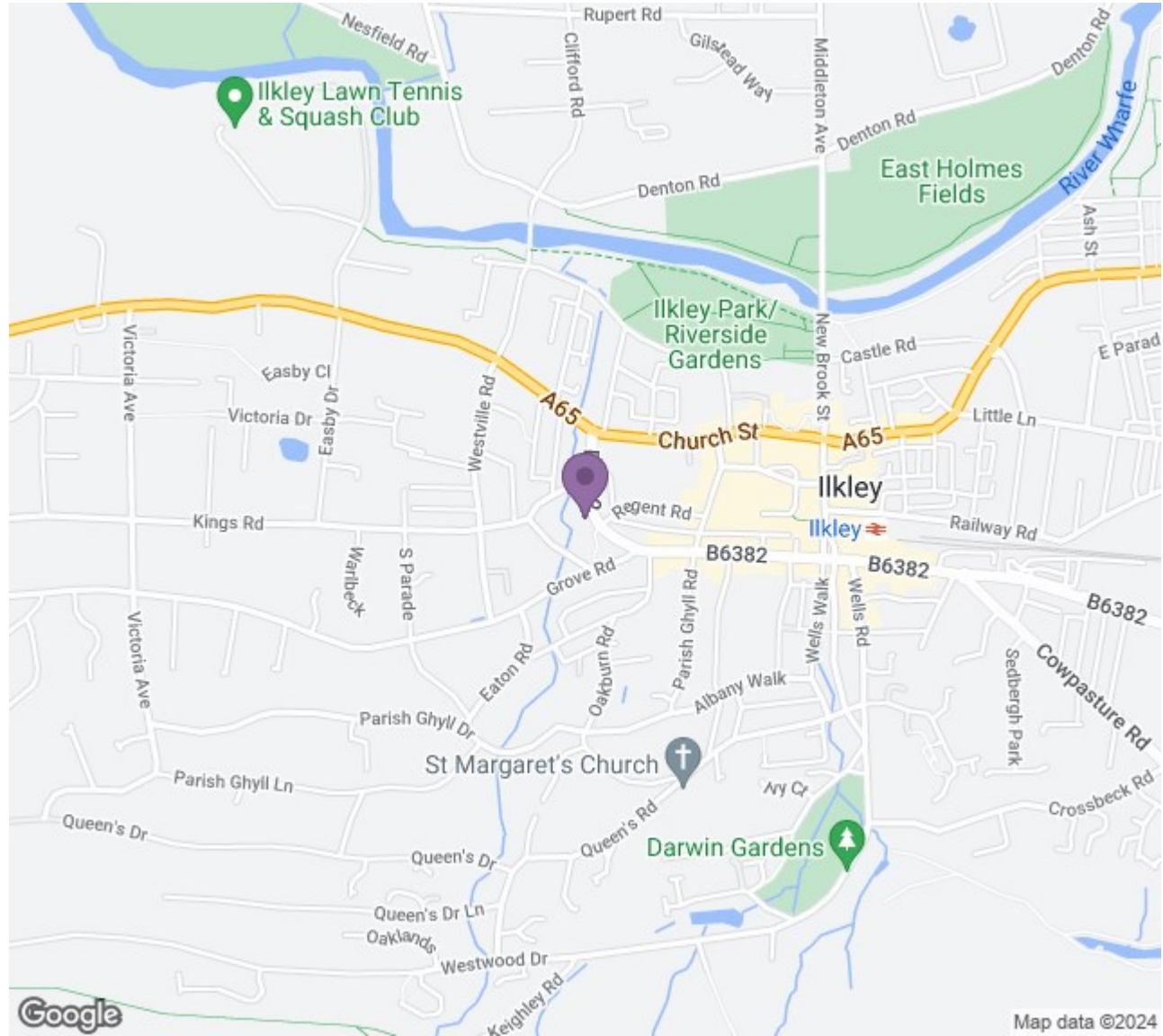
Rental Procedure

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	69	78
(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