




- End Terraced House
- Two Bedrooms
- Dining Kitchen
- Sitting Room with Woodburning Stove
- Bathroom with Four Piece Suite
- Enclosed Courtyard Garden to Rear
- Convenient Location
- EPC Rating: D
- Available mid April

19 Lawn Road, Burley In Wharfedale, Ilkley, LS29 7EU

A well presented two bedroomed end terrace situated in the heart of this popular village, which has direct rail links to Leeds and Bradford. Unfurnished.



£995 PCM



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

HALLWAY

With radiator.

SITTING ROOM

14'11" x 13'1"

The attractive sitting room has cornice, solid wood flooring, brick fireplace with wood burning stove, wall lights, fitted storage cupboard and shelving, radiator and window to the front elevation.

DINING KITCHEN

16'6" x 8'10"

Fitted with a range of Shaker style base and wall units having wood work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, gas hob with cooker hood over, fridge and slimline dishwasher. There is also plumbing for a washing machine. To the dining area there is a fitted cupboard with shelving, radiator and large under stairs storage cupboard with light and power. There is a door leading out to the courtyard garden to the rear and two windows to the rear elevation.

FIRST FLOOR

BEDROOM ONE

13'4" x 11'11"

Having a radiator, ceiling cornice, recessed walk-in wardrobe and a window to the front elevation having window shutters.

BEDROOM TWO

11'10" x 7'11"

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

BATHROOM

8'9" x 8'1"

Fitted with a white four piece suite comprising free-standing roll top bath, large shower enclosure with thermostatic shower, low suite w.c. and pedestal wash basin. There is also a fitted cupboard housing the boiler, heated towel rail, mirror and window to the rear elevation.





OUTSIDE

There is an enclosed courtyard garden to the rear with paved patio, mature raised planted beds and outhouse with light and power. There is also a paved garden area to the front.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. In this instance our client is looking for an initial SIX month term. 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

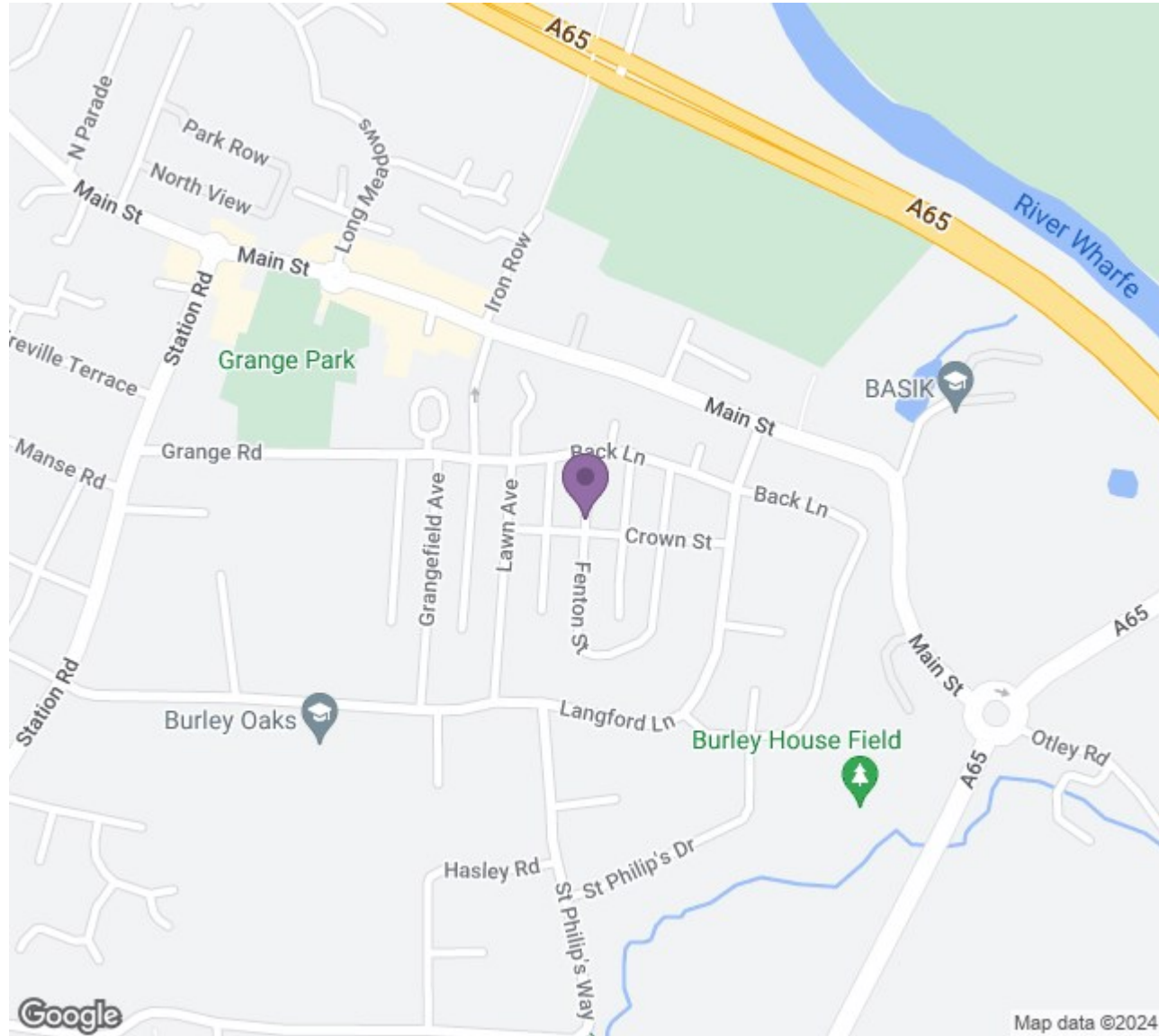
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(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