



- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Sitting Room
- Kitchen
- Bathroom
- Garage
- Communal Grounds
- EPC Rating: C

37, Yew Court Old Bridge Rise, Ilkley, LS29 9HH

This spacious ground floor flat is conveniently located just a short walk from the town centre as well as Riverside Gardens. The accommodation briefly comprises an entrance hall, spacious living room, kitchen, two double bedrooms and bathroom. Unfurnished.

£895 PCM



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

Hallway

With laminate flooring and radiator.

Sitting Room

19' 5" x 11' 10"

The spacious dual aspect living room has ample room for a dining table and there is a patio door leading out to the communal gardens. There are also two radiators, wall lights and a television point.

Kitchen

10' 5" x 7' 9"

Open to the hallway, the kitchen is fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven with hob and a cooker hood over, slimline dishwasher and fridge freezer. There is also a washing machine and central heating boiler.

Bedroom One

12' 4" x 10' 8"

A good sized double room with radiator.

Bedroom Two

9' 5" x 8' 6"

A second smaller double bedroom with radiator.

Bathroom

6' 10" x 5' 7"

Fitted with a white suite comprising a panelled bath with shower attachment and glass screen, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, extractor fan, laminate flooring and part tiled walls.

Outside

The property is set within well maintained communal grounds,

Garage

17' 9" x 8' 3"

A single garage with light and power.

Council Tax

Bradford Metropolitan District Council Tax Band C.





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

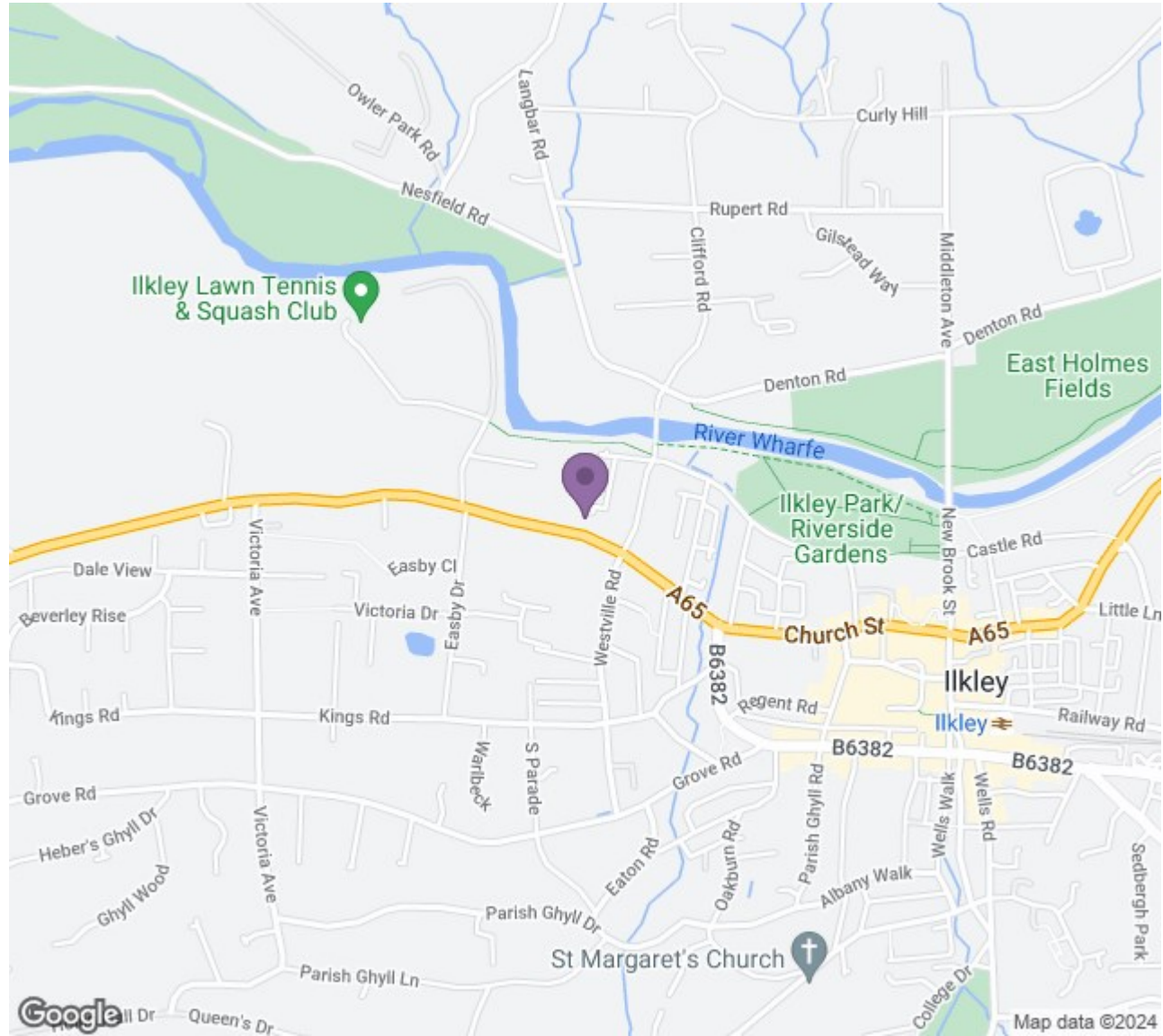
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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	74	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 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