



- Second Floor Apartment
- Two Bedrooms
- Open Plan Living Area
- Bathroom & Separate WC
- Communal Garden & Seating Area
- Short Walk from Ilkley Town Centre & Railway Station
- EPC Rating: D
- Part Furnished
- Available late May

## Flat 6, One Oak, 20 Parish Ghyll Drive, Ilkley, West Yorkshire, LS29 9PT

A two bedroomed part furnished top floor apartment with stunning long distance views, located in an elevated position just a short walk from all the amenities on offer in Ilkley town centre.

**£995 PCM**



This beautifully presented apartment, with gas fired central heating and approximate room sizes comprises...

### **GROUND FLOOR**

#### **COMMUNAL ENTRANCE HALL**

An impressive reception hall with stairs leading to the upper floors.

#### **SECOND FLOOR**

#### **PRIVATE ENTRANCE HALL**

10'5" x 8'5"

The spacious hall has attractive wood flooring, contemporary radiator, entry phone, telephone point and large built in cupboards providing useful storage.

#### **LIVING AREA & KITCHEN**

16'7" x 15'4"

The lovely light living area has windows to three sides, one providing long distance views towards Middleton. The kitchen is fitted with a range of modern base and wall units having complementary worktops, a breakfast bar and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, gas hob with cooker hood over and a fridge freezer. There is also space and plumbing for a washing machine and dishwasher.

#### **BEDROOM / SITTING ROOM**

18'9" x 12'7"

This spacious room has attractive wood flooring, radiator and a window to the rear elevation providing beautiful long distance views.





### **BEDROOM**

16'0" x 13'9"

Another well proportioned room with attractive wood flooring, recessed spotlights and a window to the front elevation.

### **BATHROOM**

5'4" x 5'1"

Fitted with a white suite comprising a panelled bath with electric shower over and a pedestal wash basin. There is also an illuminated mirror and heated towel rail. Part tiled walls and a window to the side elevation.

### **SEPARATE W.C.**

5'4" x 2'11"

Having a white low suite w.c. and a window to the side elevation.

### **GARDENS**

There are communal grounds and access to a communal outdoor seating area.

### **PARKING**

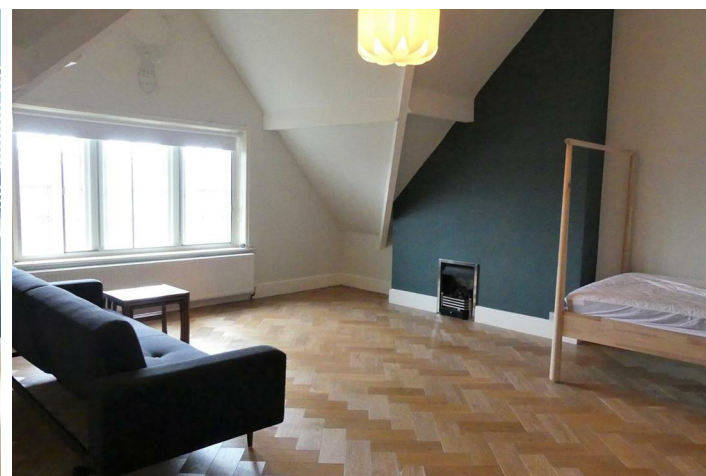
Off street parking is available on a first come first served basis.

### **COUNCIL TAX**

Bradford Metropolitan District Council - Band B.

### **AGENTS 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

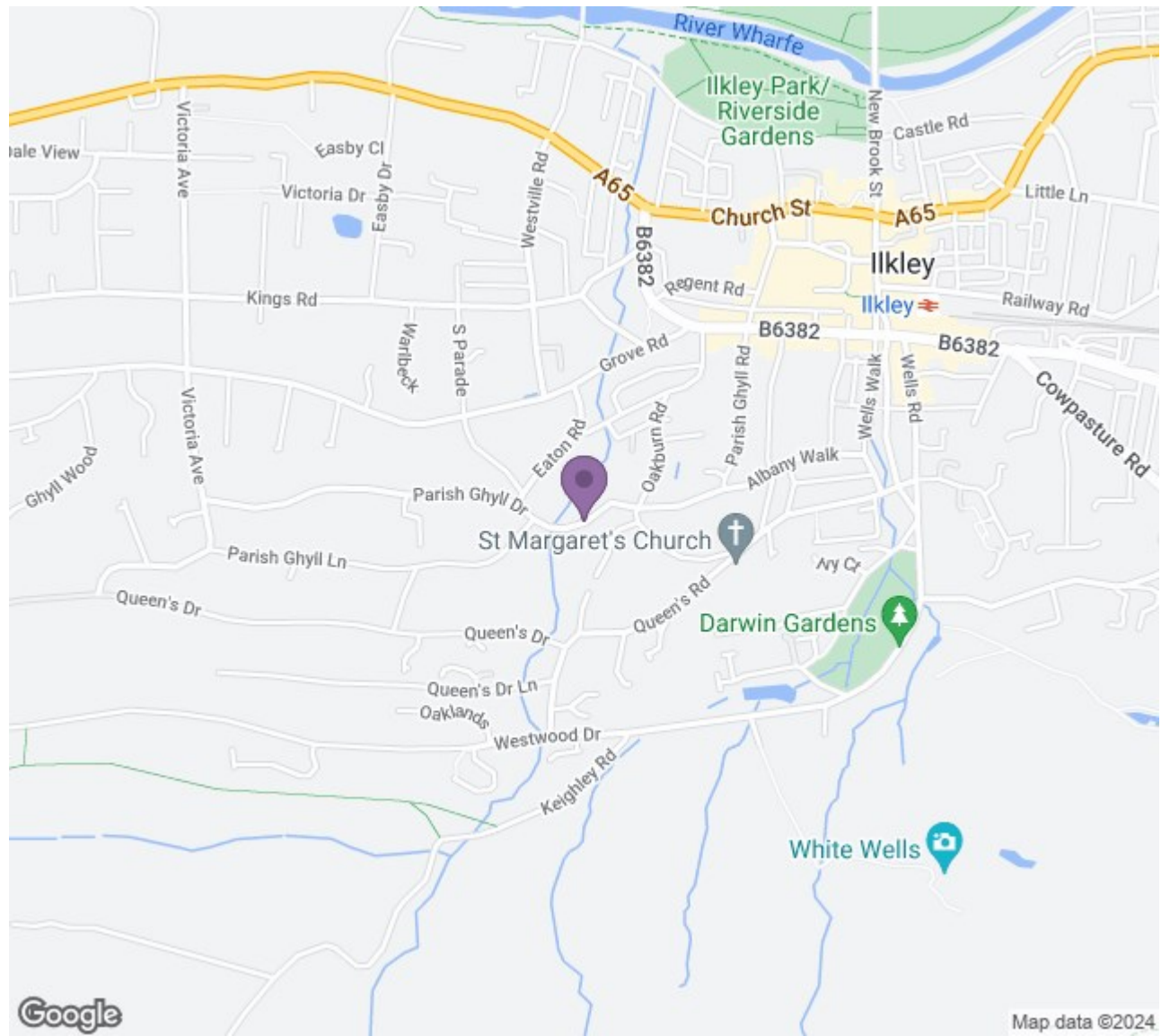
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.





**WHITAKER  
CADRE** LETTING  
SPECIALISTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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