



- Newly Renovated High Specification Apartment
- One Double Bedroom
- Study / Dressing Room
- Large Cloaks Cupboard
- Well Equipped Kitchen
- Stylish Bathroom
- Off Street Parking Space
- EPC Rating: D

## 2a Alexandra Crescent, Ilkley, LS29 9ER

This stylish apartment has been newly renovated to a high specification throughout, and offers spacious one bedroomed accommodation within a short walk of all the town centre amenities and railway station. The property also has the benefit of an allocated car parking space.

**£850 PCM**



The property, with double glazing, electric heating and approximate room sizes comprises...

#### **Sitting Room**

13'5" x 12'0" + door recess

This bright and spacious living room has a window seat below a window to the front elevation, attractive wood effect flooring and a radiator.

#### **Kitchen**

10'6" x 6'3"

The well-equipped modern kitchen is fitted with a range of grey base and wall units having attractive complementary work surfaces and breakfast bar, tiled splash backs and an inset sink unit with mixer tap. Integrated appliances comprise a fridge freezer, electric oven, four ring induction hob with cooker hood over and a slimline dishwasher. Tiled floor, recessed shelves and a radiator.

#### **Hallway**

With wood effect flooring and a recessed cupboard with plumbing for a washing machine and space for a tumble dryer. There is also a large cloaks cupboard with coat hooks, which also houses the electric tank.

#### **Bedroom**

12'3" x 10'6"

The bright double bedroom has a window and window seat to the front elevation, two built in wardrobes and radiator.

Opens through to:

#### **Study / Dressing Room**

12'4" x 6'2"

Having wood effect flooring and a radiator.

#### **Bathroom**

16'6" max x 5'11"

The stylish modern bathroom is fitted with a white suite comprising a panelled bath with mixer shower and glass screen, vanity unit with basin and mixer tap and a low suite w.c. There is also a heated towel rail, underfloor heating, extractor fan and a recessed storage cupboard.

#### **Parking Space**

The apartment has one allocated parking space to the front.





### Council Tax

Bradford Metropolitan District Council Tax Band A.

### 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

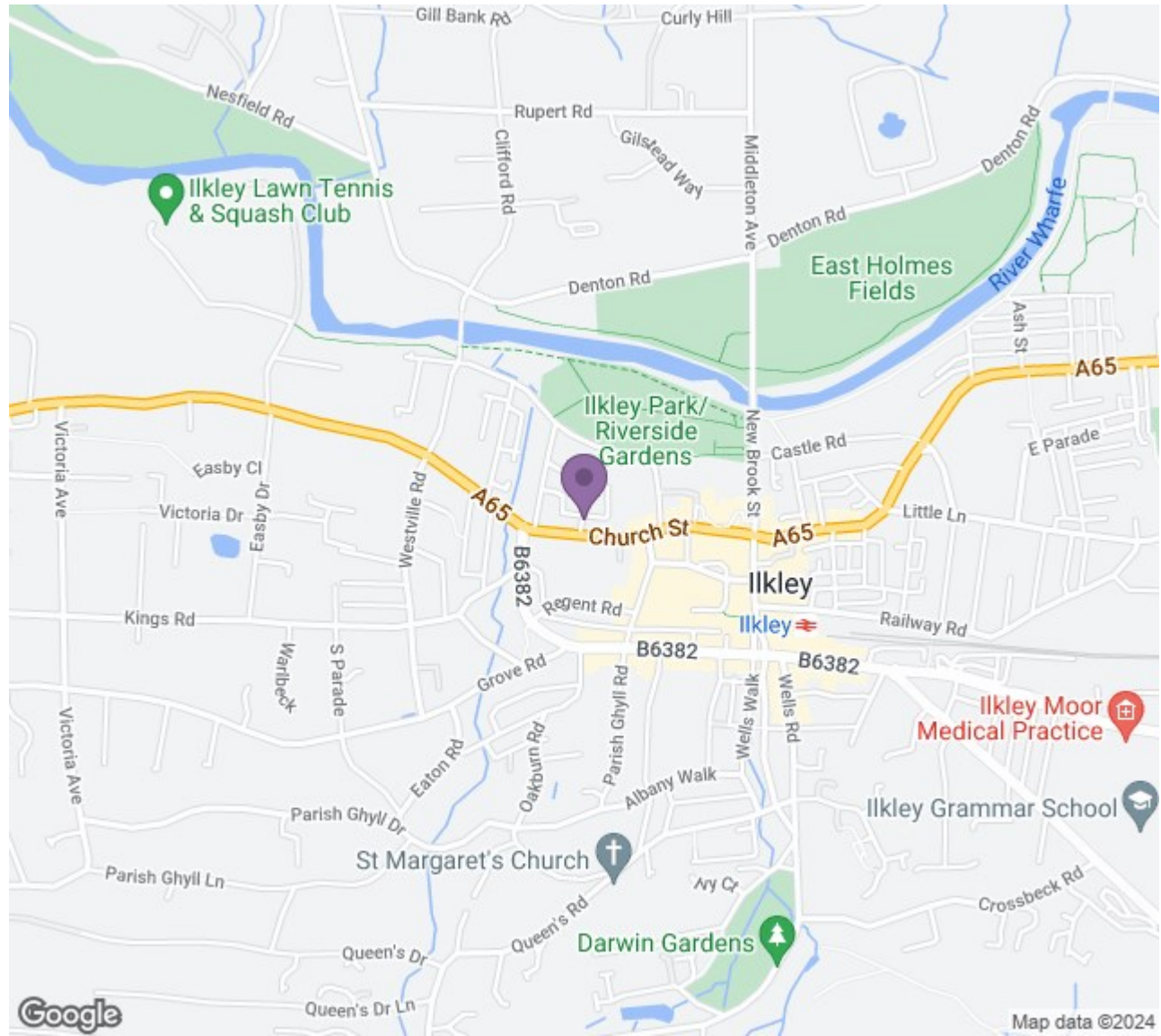
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(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