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

£750 PCM

This deceptively spacious lower ground floor apartment is conveniently located just a short stroll from all the town centre amenities and has a private entrance, small courtyard area and off street parking. Unfurnished.

- Lower Ground Floor Apartment
- Spacious Living Room
- Kitchen
- Well Proportioned Double Bedroom
- Wet Room
- Courtyard Patio Area
- Unfurnished
- EPC Rating: C
- Available late July

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

Sitting Room
18' 0" max x 14' 7"
Having wood effect laminate flooring, television and telephone points, two radiators, recessed spotlights and window and glazed door.

Kitchen
10' 0" (+ cloaks area) x 6' 11"
Fitted with a range of base and wall units having laminated work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring gas hob and cooker hood over. There is also space for a fridge freezer. The kitchen is partly open to the living area and also has a large cupboard at the end which houses the boiler and has plumbing for a washing machine.

Bedroom
14' 6" x 10' 5"
A generous double bedroom having wood effect laminate flooring, recessed spotlights, television and telephone points, radiator and a window and glazed door leading out to the small courtyard.

Wet Room
7' 1" x 6' 8"
Fitted with a pedestal basin, low suite w.c. and chrome shower with large fixed shower head plus a smaller moveable shower head. Tiled floor, part tiled walls, heated towel rail, recessed spotlights and an extractor fan.

Outside
There is a small courtyard garden area.

Council Tax
Bradford Metropolitan District Council Tax Band B.

No Pets
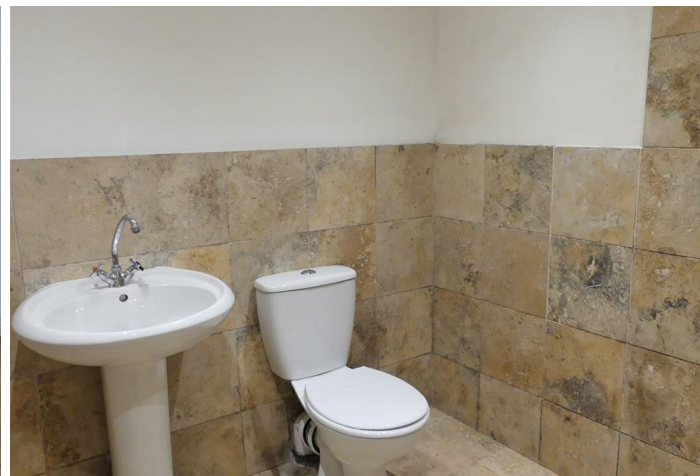Please note that this property does not accept pets.

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.
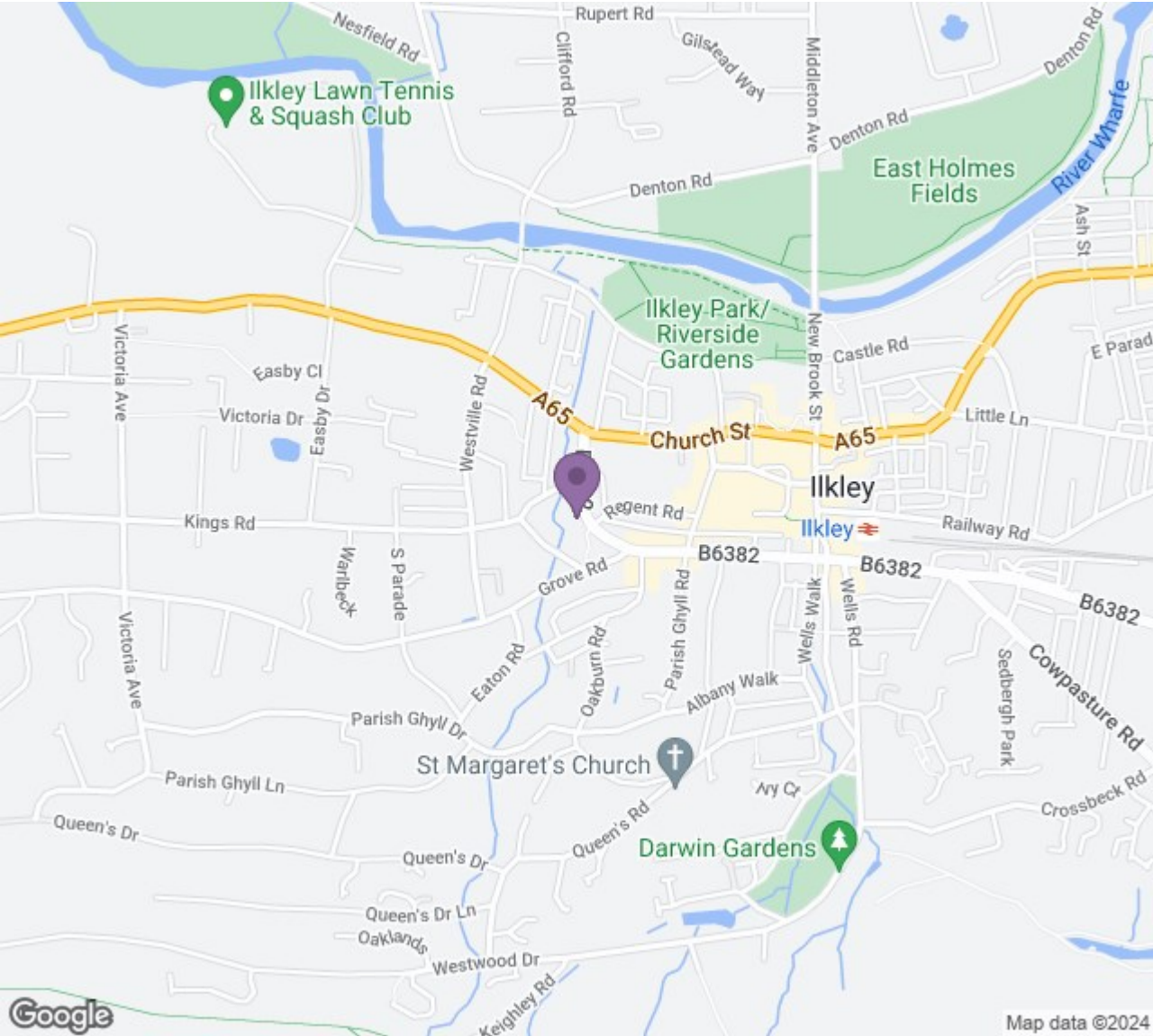
Rental Procedure

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**	**73**	**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

1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com