



- Fully Furnished Apartment
- Long Distance Views over Ilkley
- Well Proportioned Sitting Room
- Well Equipped Kitchen
- Stylish Bathroom
- Bedroom with Fitted Storage
- Large Communal Lawned Garden
- EPC Rating: C
- Available Late September

## Apartment 6, 3 Belle Vue, Ilkley, LS29 8TA

This stylish one bedroomed second floor apartment is finished to a high specification and benefits from long distance views across the valley from both the sitting room and kitchen. The property is located within walking distance of the train station and town centre and residents also have shared use of a large communal lawned garden and terrace to the rear. Fully Furnished.

**£1,000 PCM**



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

## GROUND FLOOR

### COMMUNAL ENTRANCE

Smart communal hallway with stairs to the upper floors.

### SECOND FLOOR

#### ENTRANCE HALL

10'1" x 4'10"

The welcoming entrance hall has recessed spotlights, radiator and entry phone.

#### UTILITY

Located off the entrance hall is a good sized utility cupboard having recessed spotlights, shelving and including a washing machine and tumble dryer.

#### OPEN PLAN LIVING AREA

Comprising...

#### SITTING ROOM

15'8" x 14'0"

The stylish and comfortably furnished sitting room has a window to the front providing long distance views across Ilkley and the hills beyond. There is recessed display shelving, radiator, television and telephone points, wall lights and an ornamental recessed fireplace.

#### KITCHEN

11'1" x 10'0"

Located off the sitting room, the kitchen is fitted with a range of gloss fronted base and wall units incorporating a breakfast bar and having granite work surfaces and an inset stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, five ring gas hob with cooker hood over, integrated dishwasher, integrated microwave, integrated wine fridge and an American style fridge freezer.

#### BATHROOM

8'3" x 5'9"

The stylishly appointed bathroom is fitted with a white suite comprising a panelled bath with shower over and folding glass screen, wash basin and low suite w.c. There is also a shaver point, mirrored cabinet, heated towel rail and recessed spotlights. Fully tiled walls and floor.

#### BEDROOM

12'2" x 9'8"

The bedroom is fitted with a range of wardrobes, drawers and bedside cabinets providing ample storage and two windows to the rear elevation overlook the large communal lawned gardens. There is also a television point, radiator, wall lights and recessed spotlights.

#### OUTSIDE

The apartment has shared use of a lovely large lawned garden and paved terrace to the rear.





### **PARKING**

On street permit parking.

### **PLEASE NOTE**

Please note that this property does not accept pets.

### **COUNCIL TAX**

Bradford Metropolitan District Council - Band A.

### **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**

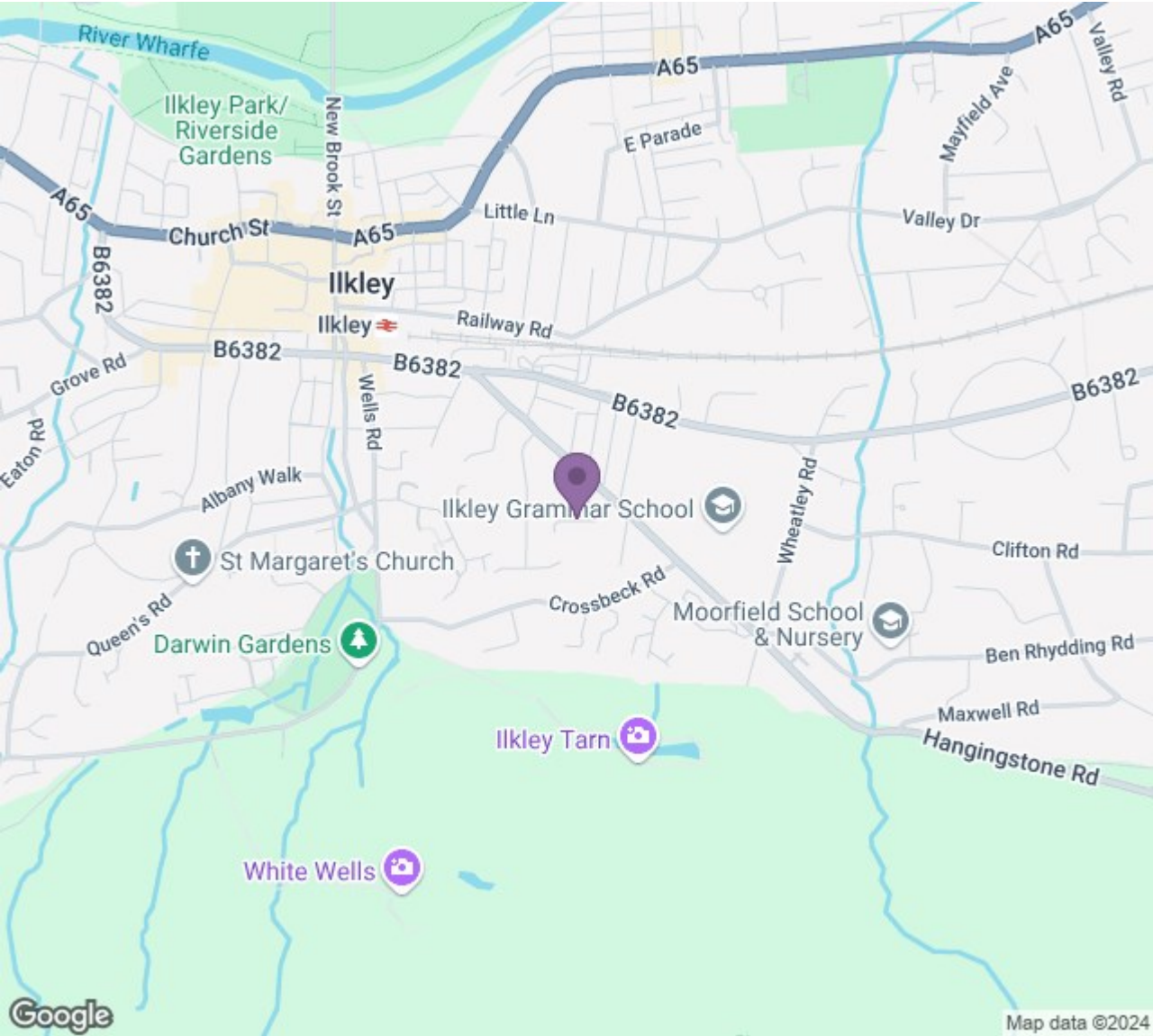
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



| 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>                            | 70                         | 79                                                                                |
| (55-68) <b>D</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<br>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