



- Spacious Two Bedroomed Apartment
- Large Sitting Room
- Characterful Kitchen
- Spacious Landing / Study
- Modern Bathroom
- Town Centre Location
- EPC Rating C
- Available end of September

## Flat 2, 13 Wells Road, Ilkley, LS29 9JB

This beautiful, deceptively spacious split level apartment is located in the heart of Ilkley and offers spacious two bedroomed accommodation. The property is located just a short stroll from the town centre with local shops, railway station, restaurants and cafes. Unfurnished.

**£995 PCM**



This beautifully renovated apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

#### **GROUND FLOOR**

Communal entrance, shared with just one other apartment.

#### **FIRST FLOOR**

Private entrance with stairs to the second floor.

#### **SECOND FLOOR**

Light bright hallway with coving, entry phone, radiator and Velux window to the rear. There is also a utility cupboard housing the washing machine and an additional, understairs, storage cupboard.

#### **SITTING ROOM**

19'7" x 12'11"

Having coving, a beautiful decorative fireplace with tiled slips, radiator and a window to the front elevation.

#### **KITCHEN**

15'3" x 6'1"

The characterful kitchen is fitted with a range of wooden units and a Belfast sink. Appliances comprise an electric range cooker and hob, fridge freezer and a combination microwave oven and grill. There is also coving, part tiled walls, exposed floorboards, radiator and a window to the front elevation.

#### **BEDROOM ONE**

16'3" x 12'9"

The large master bedroom has an attractive decorative fireplace with tiled slips, radiator, window to the rear elevation and a cupboard housing the central heating boiler.

#### **BEDROOM TWO**

10'1" x 10'6"

Having French doors to a Juliet balcony, window to the rear elevation and a radiator.

#### **THIRD FLOOR LANDING / STUDY AREA**

A lovely light and spacious landing which could be used as a study area or snug.





## BATHROOM

8'9" x 8'2"

The modern bathroom is fitted with a white suite comprising a panelled bath with shower over and a glass screen, low suite w.c. and a wall hung wash basin. There is also a radiator incorporating a towel rail, extractor fan, part tiled walls and a Velux window.

## NOTES

Please note that this property is not suitable for pets.

## AGENTS NOTE

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

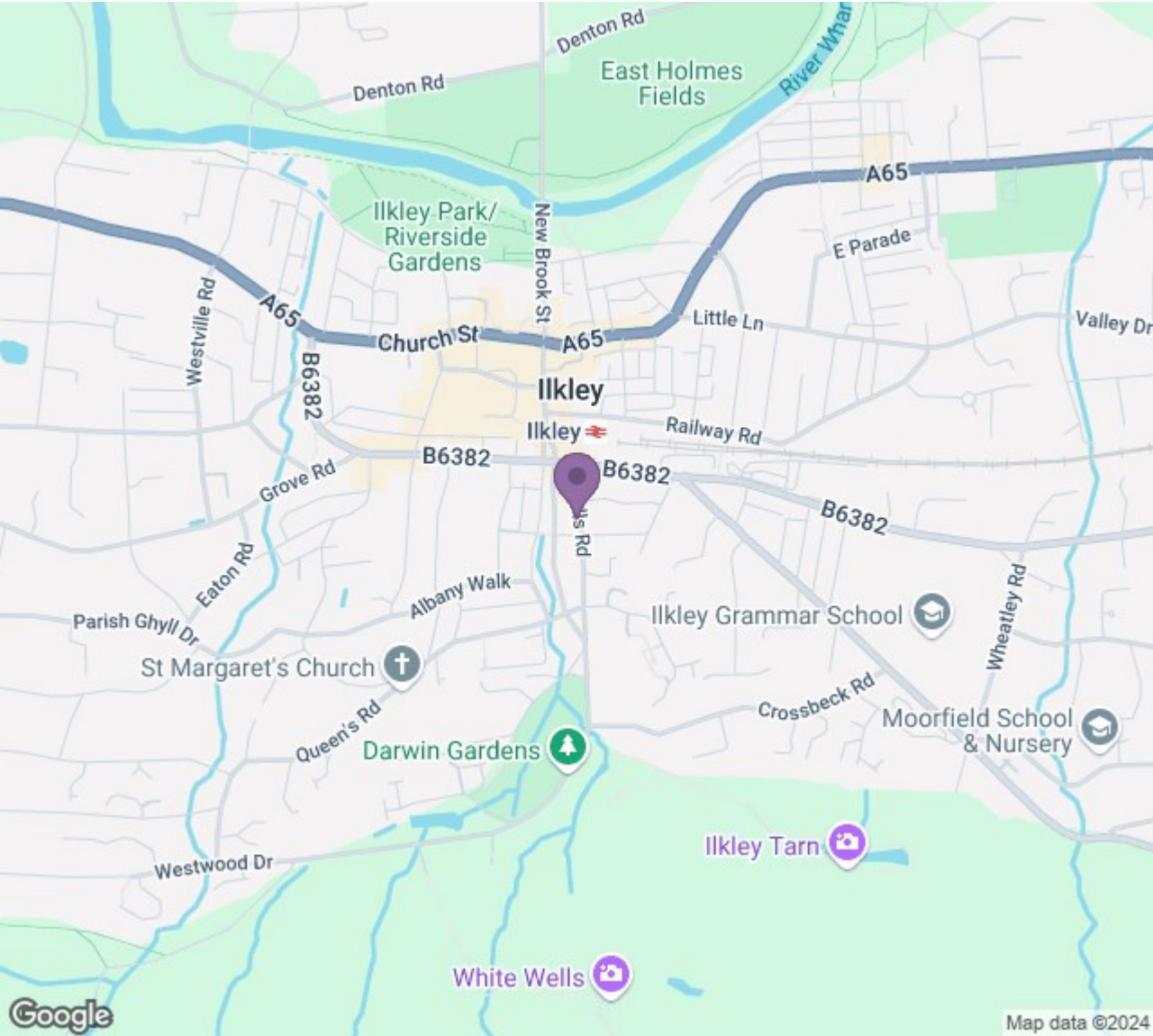
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>                            | 72                         | 78                                                                                |
| (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