



- Smart Ground Floor Apartment
- Sitting Room & Modern Kitchen
- Two Bedrooms
- En-Suite to Master Bedroom
- House Bathroom
- Allocated Car Parking Space
- Unfurnished
- EPC Rating: D
- Available Early December

## 29 Buckden Court Jackson Walk, Menston, Ilkley, LS29 6AJ

**£995 PCM**

A stylish and characterful ground floor apartment finished to a higher than usual specification and located on the edge of this popular development. This smart two bedrooom property has an open outlook to the communal gardens at the front and an allocated car parking space. Unfurnished.



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

### Hallway

23' 0" x 3' 3"

Having an entry phone, radiator and LED spotlights.

### Sitting Room

17' 2" x 14' 6"

The bright sitting room has two large windows to the front elevation with shutters to the lower sections, two radiators, decorative ceiling light fittings, boiler cupboard and a large storage cupboard with shelving.

### Kitchen

Fitted with a range of modern Shaker style base and wall units in dove grey with complementary work surfaces and ceramic sink unit with mixer tap. Integrated appliances comprise an oven, halogen hob with cooker hood over, fridge freezer and dishwasher. There is also plumbing for a washing machine. LED spotlights and vinyl flooring.

### Bedroom One

12' 2" x 11' 6"

Having two windows to the rear elevation, two radiators and a part mirror fronted wardrobe.

### En-Suite Shower Room

The stylish fully tiled shower room is fitted with a large shower enclosure with rainfall shower, low suite w.c. and vanity unit with basin. There is also an illuminated mirror with shaver point, large modern radiator and LED spotlights.

### Bedroom Two

10' 2" x 10' 1"

Having a window to the rear elevation, radiator and decorative ceiling light fitting.

### House Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over and glass screen, low suite w.c. and pedestal wash basin. There is also an extractor fan, radiator, heated towel rail, LED spotlights, vinyl flooring and part tiled walls.





### Outside

The property is set within well maintained communal lawned grounds.

### Parking

The property has one allocated car parking space.

### Council Tax

Leeds City Council Tax Band C.

### Agent Notes

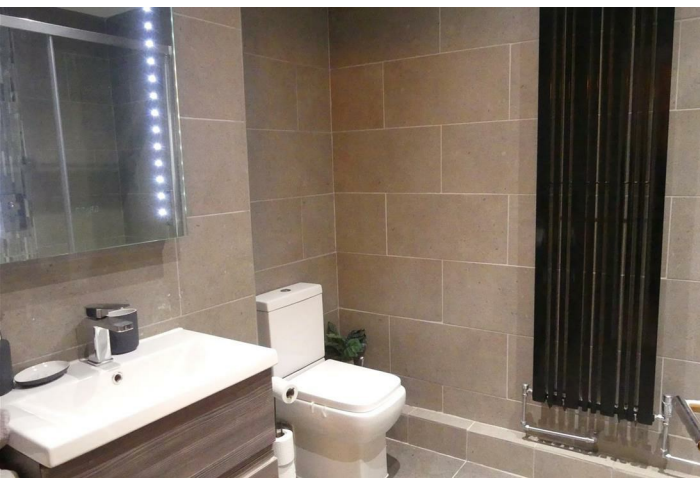
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

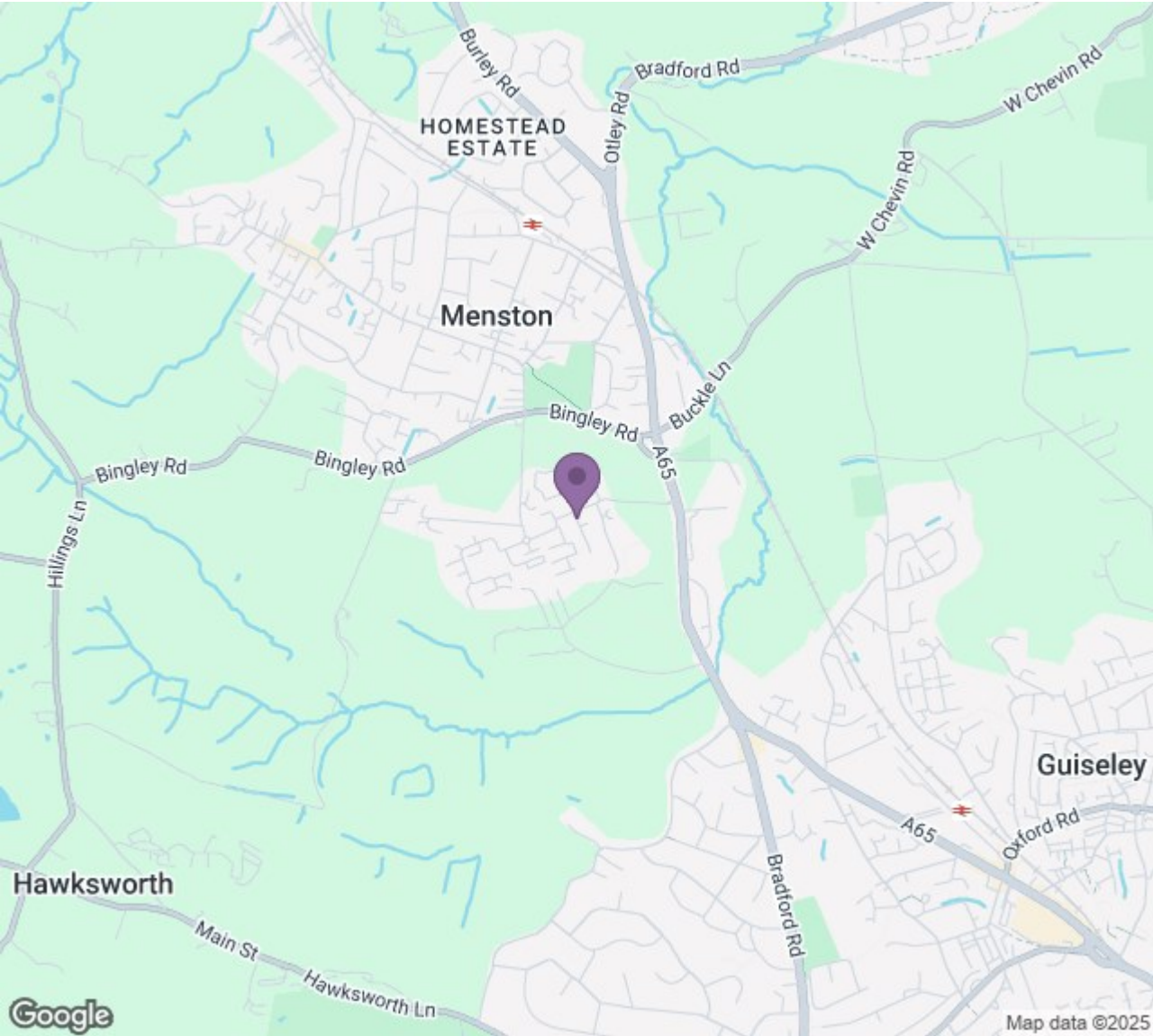
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | 56                         | 65                                                                                |
| (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