WHITAKER CADRE LETTING SPECIALISTS

- Stone Built Terrace
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Bathroom
- Accommodation over Three Floors
- Newly Decorated
- Enclosed Lawned Garden to Front
- EPC Rating: D

41 North Parade, Ilkley, LS29 8JN

£995 PCM

A newly decorated and well presented two bedroomed mid terraced property, providing quality and spacious accommodation within a short walk of the train station and town centre amenities. Unfurnished.

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

Sitting Room
14'1" x 13'8"
Having wood effect laminate flooring, inset wood burning stove with wooden mantel and stone hearth, fitted cupboards and shelving, radiator and a window with shutters to the front elevation.

Dining Room
10'6 x 7'10"
Having laminate flooring, radiator, window to the rear elevation and an understairs cupboard with light and shelving.

Kitchen
11'6" x 7'9"
Fitted with a range of modern Shaker style units with complementary wood effect work surfaces and stainless steel sink unit with mixer tap. Appliances comprises an integrated electric oven, induction hob with cooker hood, fridge freezer and washer dryer. Slate effect ceramic tiled floor, upright radiator and windows to both the side and rear elevation.

First Floor

Bedroom One
13'9" x 11'7"
With an ornamental cast iron decorative fireplace, radiator and window to the front elevation.

Bathroom
10'3" x 7'9"
The spacious bathroom is fitted with a white suite comprising a panelled bath with thermostatic shower and glazed screen, low suite w.c. and pedestal basin. There is also a radiator, mirror and large linen cupboard which also houses the boiler. Window to the rear elevation.

Second Floor

Attic Bedroom
15'1" to eaves x 13'7"
The large attic bedroom has a radiator, a Dormer window and two Velux windows.

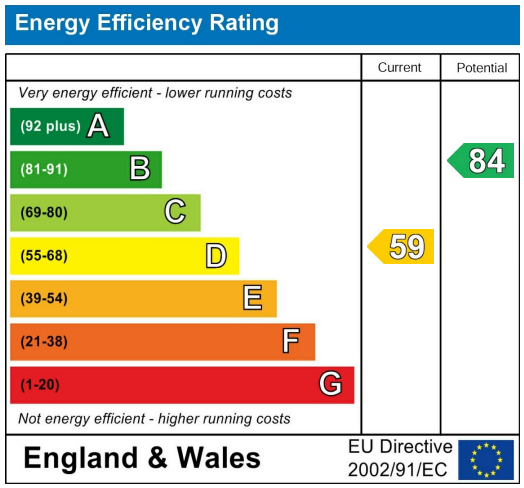
Outside
There is an enclosed lawned garden to the front of the property.

Council Tax
Bradford Metropolitan District 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.



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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