



- Extremely Smart Split Level Apartment
- High Specification
- Three Bedrooms
- House Bathroom & Shower Room
- Open Plan Living
- Landing with Study Area
- Garage & Off Street Parking
- Communal Garden
- EPC Rating: C

47 Southfield Road, Burley In Wharfedale, Ilkley, LS29 7PB

Fully refurbished in 2024, this three bedrooomed split level apartment provides spacious accommodation finished to a high specification. The property is situated on a quiet tree lined street, one of the most prestigious roads in Burley in Wharfedale, within walking distance of the train station and the village centre. Unfurnished.

£1,395 PCM



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

ENTRANCE HALLWAY

With a utility cupboard housing the hot water boiler and plumbing for a washing machine.

LIVING ROOM

19' 4" x 18' 3"

With two radiators, decorative light fittings, wall lights, Velux window and a patio door opening to a Juliet balcony.

KITCHEN

13' 10" x 9' 0"

Fitted with a range of high gloss base units and grey granite effect wall units with stainless steel sink unit and quartz work surfaces. There is also a grey laminate breakfast bar. Integrated appliances include a fridge freezer, electric oven, induction hob, dishwasher, and cooker hood. Wood effect laminate flooring, window plus two Velux windows.

BEDROOM TWO

14' 0" x 11' 10"

Having a radiator and a window to the rear elevation.

BEDROOM THREE

12' 7" x 9' 1"

With a radiator and a window to the rear elevation.





HOUSE BATHROOM

8' 5" x 5' 9"

Fitted with a modern white suite comprising a bath with mixer shower over and glass screen, low suite w.c. and vanity unit with wash basin. There is also a heated towel rail, extractor fan, quartz shelving, tiled floor and a window to the side elevation.

SECOND FLOOR

LANDING

A large landing area provides space for a study area with storage to the eaves and two Velux windows.

SHOWER ROOM

9' 5" x 5' 5"

Having a large walk in shower enclosure with thermostatic shower, low suite w.c. and vanity unit with wash basin. There is also a heated towel rail, marble effect tiling and a window to the rear elevation.

BEDROOM ONE

22' 0" max to eaves x 12' 8"

Having a radiator, window to the rear elevation and a Velux window.



GARAGE

The property has a garage and off street parking.

GARDEN

There is a communal lawned garden to the rear.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.



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



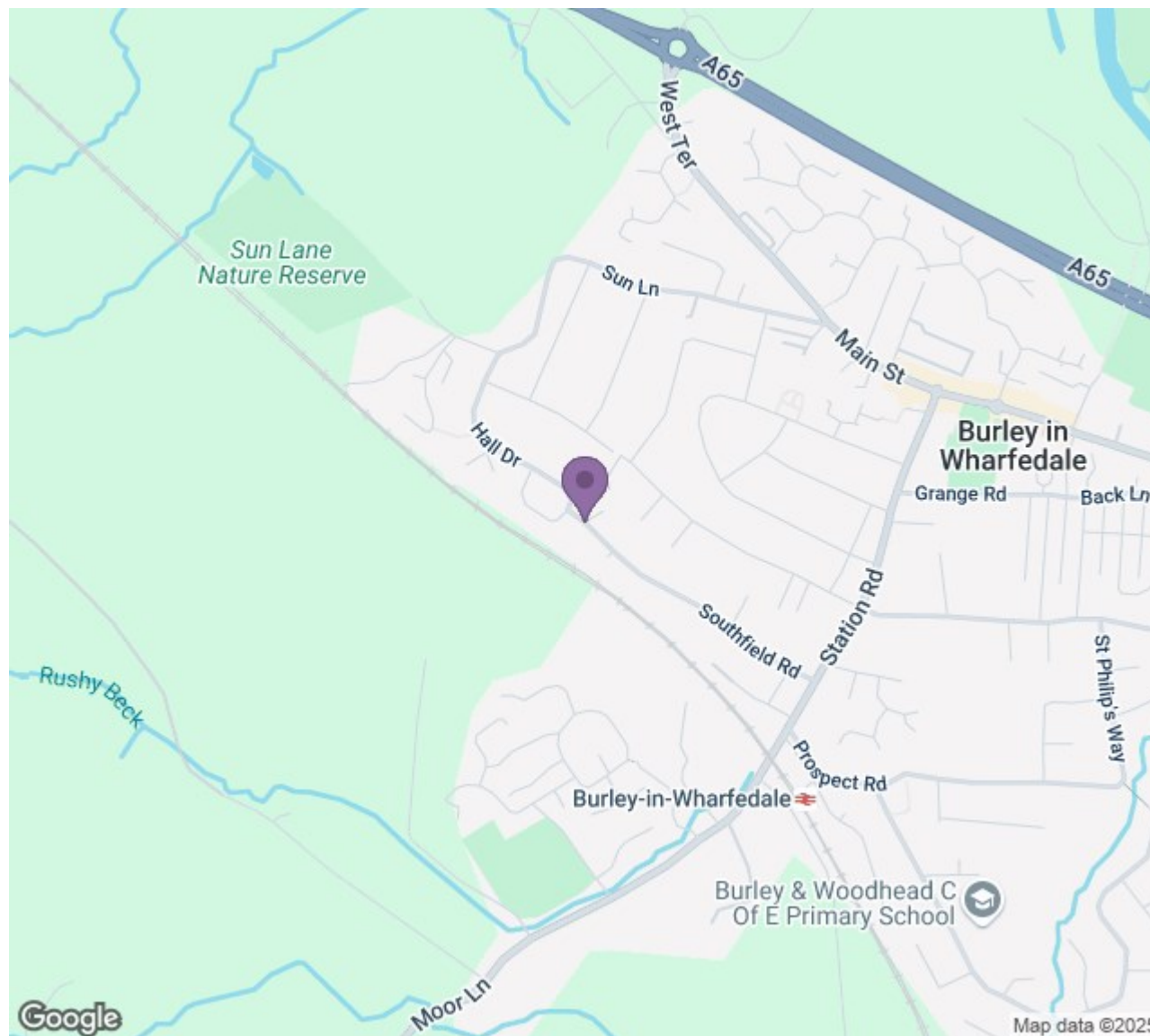
will be held in this scheme for the duration of your tenancy.





WHITAKER CADRE

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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