



- Beautiful Property with Covered Terrace
- Large Triple Aspect Sitting Room
- Stunning Dining Kitchen with Integrated Appliances
- Master Suite with En-Suite & Dressing Room
- Two Further Double Bedrooms
- Large House Bathroom
- Spacious Landing / Study Area
- Two Car Parking Spaces
- EPC Rating: C

## 15 Aysgarth Court Clifford Drive, Menston, Ilkley, LS29 6FY

This stunning spacious and bright stylish home is set in a beautiful position overlooking the well maintained communal grounds, and is within walking distance of the train station with direct links to Leeds and Bradford. The property briefly comprises a welcoming entrance hall, sitting room, modern dining kitchen, w.c., large landing, master suite with dressing room and en-suite, two further double bedrooms and a spacious house bathroom. There is also a paved covered terrace. Parking for two cars. Newly carpeted and decorated.

**£1,825 PCM**





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

### RECEPTION HALL

16' 3" x 8' 0"

The welcoming hallway has an attractive tiled floor, radiator, understairs storage cupboard and a feature period doorbell.

### CLOAKROOM

6' 9" x 2' 10"

Fitted with a low suite w.c. and pedestal wash basin. Heated towel rail, tiled floor and part tiled walls.

### SITTING ROOM

23' 7" x 15' 2"

This beautiful and light spacious living room has large windows providing open views across the communal grounds. There are also four radiators and television and telephone points.

### DINING KITCHEN

19' 3" x 13' 9" max

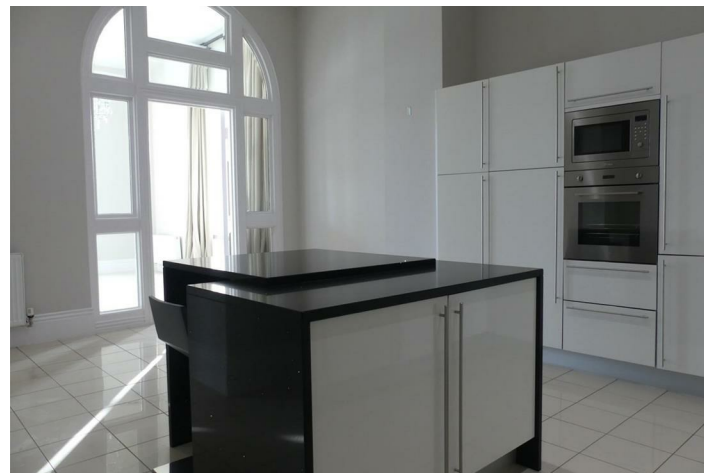
The stunning dining kitchen is finished to a superb specification and includes a range of high gloss base and wall units having stainless steel sink unit with mixer tap and an island unit with small breakfast bar. Integrated appliances comprise an electric oven, microwave, fridge freezer, slimline dishwasher, washer dryer and gas hob with cooker hood over. Two radiators, tiled floor.

### FIRST FLOOR LANDING

The spacious landing has potential to be used as a study area and has a telephone point and radiator. A cupboard off houses the boiler and the hot water tank.

### MASTER SUITE

Comprising:





### MASTER BEDROOM

15' 3" max (+ door recess) x 13' 6"

A beautiful light room having large windows providing views over the beautifully maintained communal grounds. There are also two radiators, television point and telephone point.

### DRESSING ROOM

10' 6" x 4' 8"

With a built in wardrobe, dressing table, radiator and a window to the side elevation.

### EN-SUITE SHOWER

The smart en-suite is fitted with a large walk in shower enclosure, wall mounted basin and low suite w.c. There is also a heated towel rail, shaver point and a window to the side elevation. Fully tiled.

### BEDROOM TWO

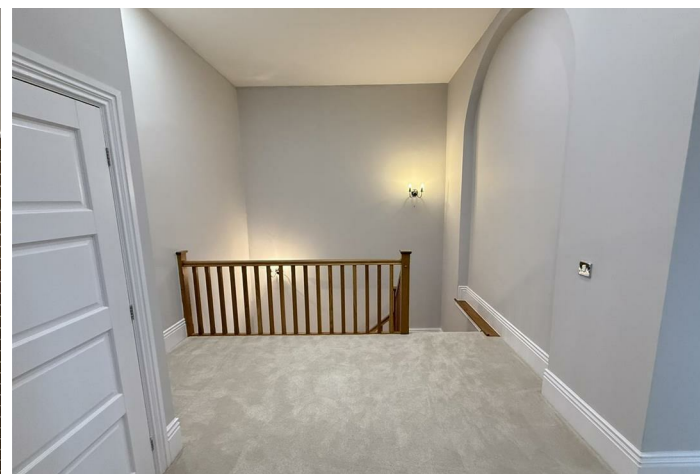
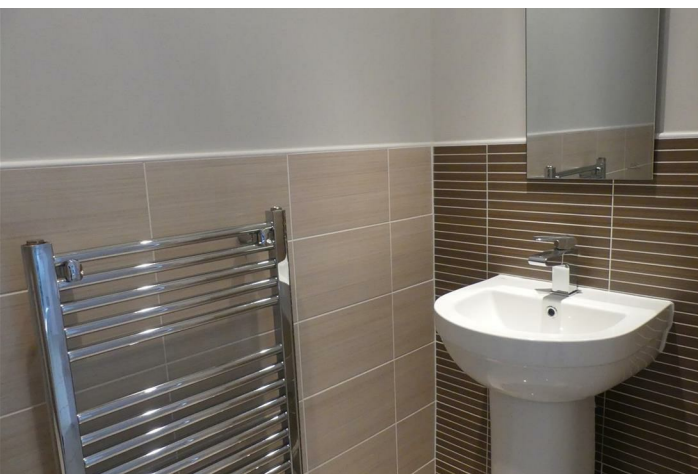
12' 3" max x 9' 8"

Double bedroom having a wardrobe, radiator and a window to the side elevation.

### BEDROOM THREE

11' 10" max x 9' 8"

Double bedroom with a wardrobe, radiator and a window to the side elevation.



### HOUSE BATHROOM

10' 5" x 10' 1"

The spacious, high specification bathroom is fitted with a white suite comprising a walk in shower enclosure, bath, two vanity unit wash basins and a low suite w.c. There is also a heated towel rail. Fully tiled.

### OUTSIDE

#### TERRACE

The pleasant glass roofed terrace has shared access and overlooks the communal grounds.





### **PARKING**

The property has two allocated parking spaces to the rear.

### **NO PETS**

Please note that this property does not accept pets.

### **LANDLORD PART OF WHITAKER CADRE**

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

### **AGENT NOTES**

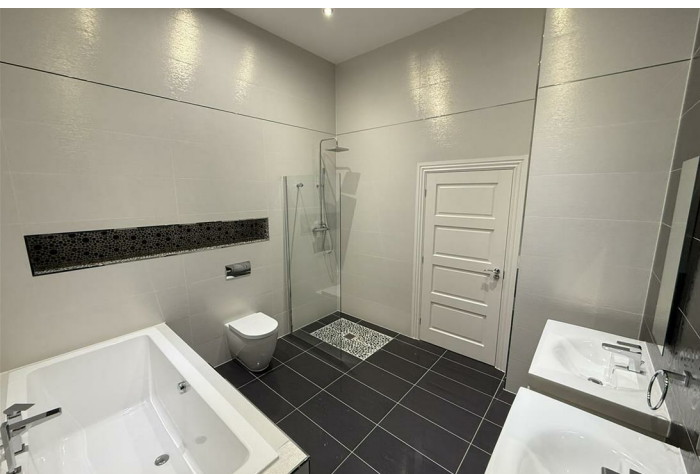
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

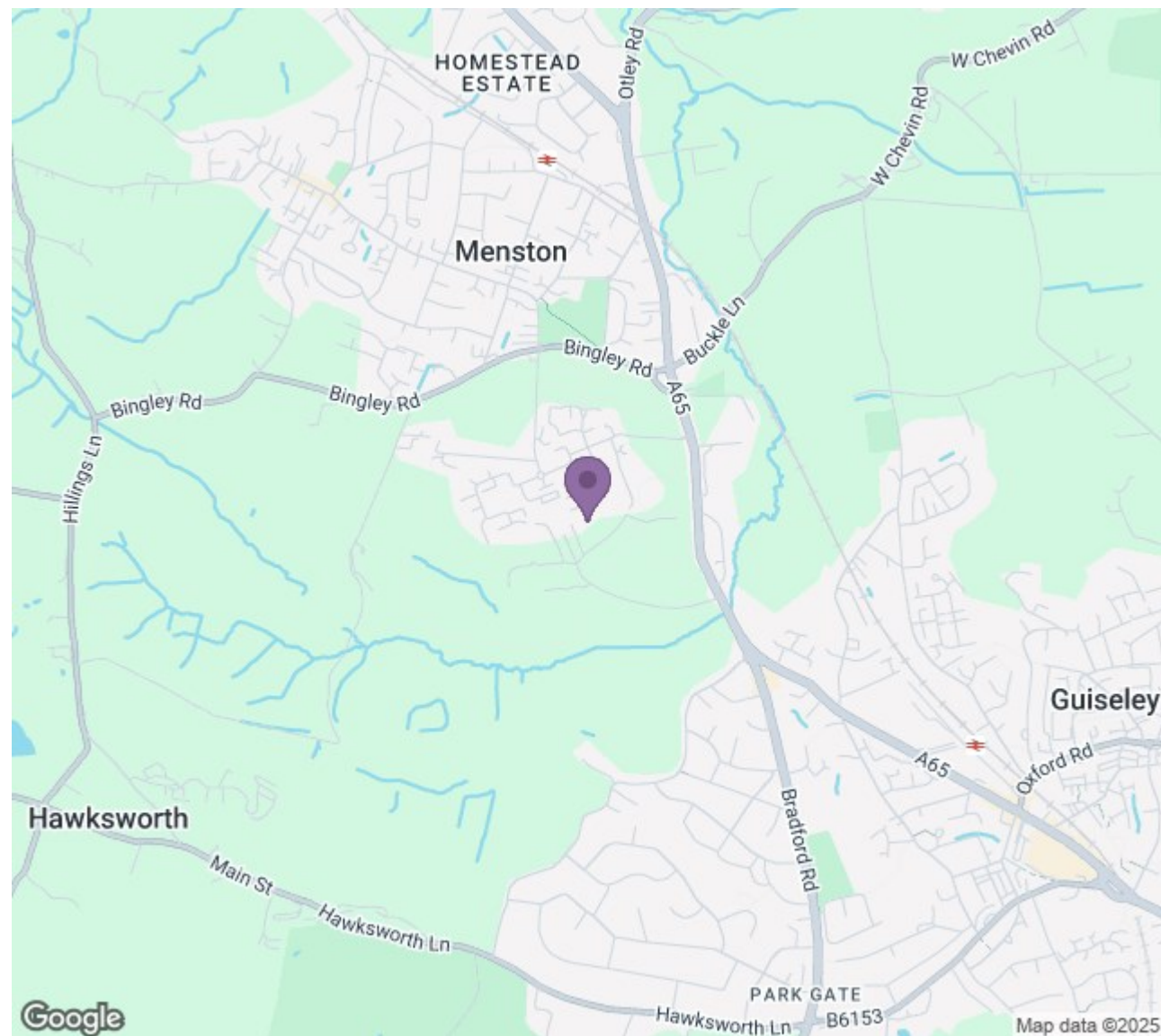
2. The first month's rent is payable in advance prior to the commencement of the tenancy.

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>	80	80
(69-80) <b>C</b>		
(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 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