



- Top Floor Apartment
- Two Double Bedrooms
- Sitting Room with Woodburner
- Bathroom and Separate WC
- Breakfast Kitchen
- Fully Furnished
- EPC Rating: C
- Available Early June

## Flat 4, Netherton, 10 Parish Ghyll Road, Ilkley, LS29 9NE

**£895 PCM**

This lovely characterful top floor apartment is located in the heart of Ilkley and offers spacious two bedroomed accommodation. The property briefly comprises an entrance hall, sitting room, breakfast kitchen, two double bedrooms, bathroom and separate w.c. Part Furnished.



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

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

With stairs to the upper floors.

### **SECOND FLOOR**

#### **ENTRANCE HALL**

With entry phone and radiator.

#### **SITTING ROOM**

17'11" x 13'11"

The spacious living room has a woodburning stove and a large window to the front elevation. There are also television and telephone points and a radiator. Furnishings include two sofas and a small table and chairs.

#### **BREAKFAST KITCHEN**

12'6" x 9'0"

Fitted with a range of light wood effect base and wall units and complementary work surfaces having tiled splash backs and a stainless steel sink unit with mixer tap. Appliances include an integrated electric oven with four ring gas hob and cooker hood. Sash window to the rear elevation and vinyl flooring. Furnishings include a table and stools.

#### **BEDROOM ONE**

17'5" x 10'10"

This well proportioned double has an ornamental fireplace with tiled hearth, recessed wardrobe, radiator, television point and picture rail. There is a window to the front elevation. Furnishings include drawers and bedside cabinets. There will also be a metal framed bed (not the one shown in the photograph).

#### **BEDROOM TWO**

10'3" x 9'8"

This small double has a fitted bookcase, radiator, picture rail and Velux window with integral blind. Furnishings include a bed, drawers and bedside cabinets.

#### **BATHROOM**

10'7" x 5'10"

The bathroom is fitted with a panelled bath with shower over and a pedestal wash basin. There is also a large recessed linen cupboard, radiator, extractor fan and Velux window. Vinyl flooring and part tiled walls.





### W.C.

4'11" x 3'1"

Fitted with a low suite w.c. and small hand wash basin. Vinyl flooring and a Velux window to the rear.

### COUNCIL TAX

Bradford Metropolitan District Council - Band B

### AGENTS 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

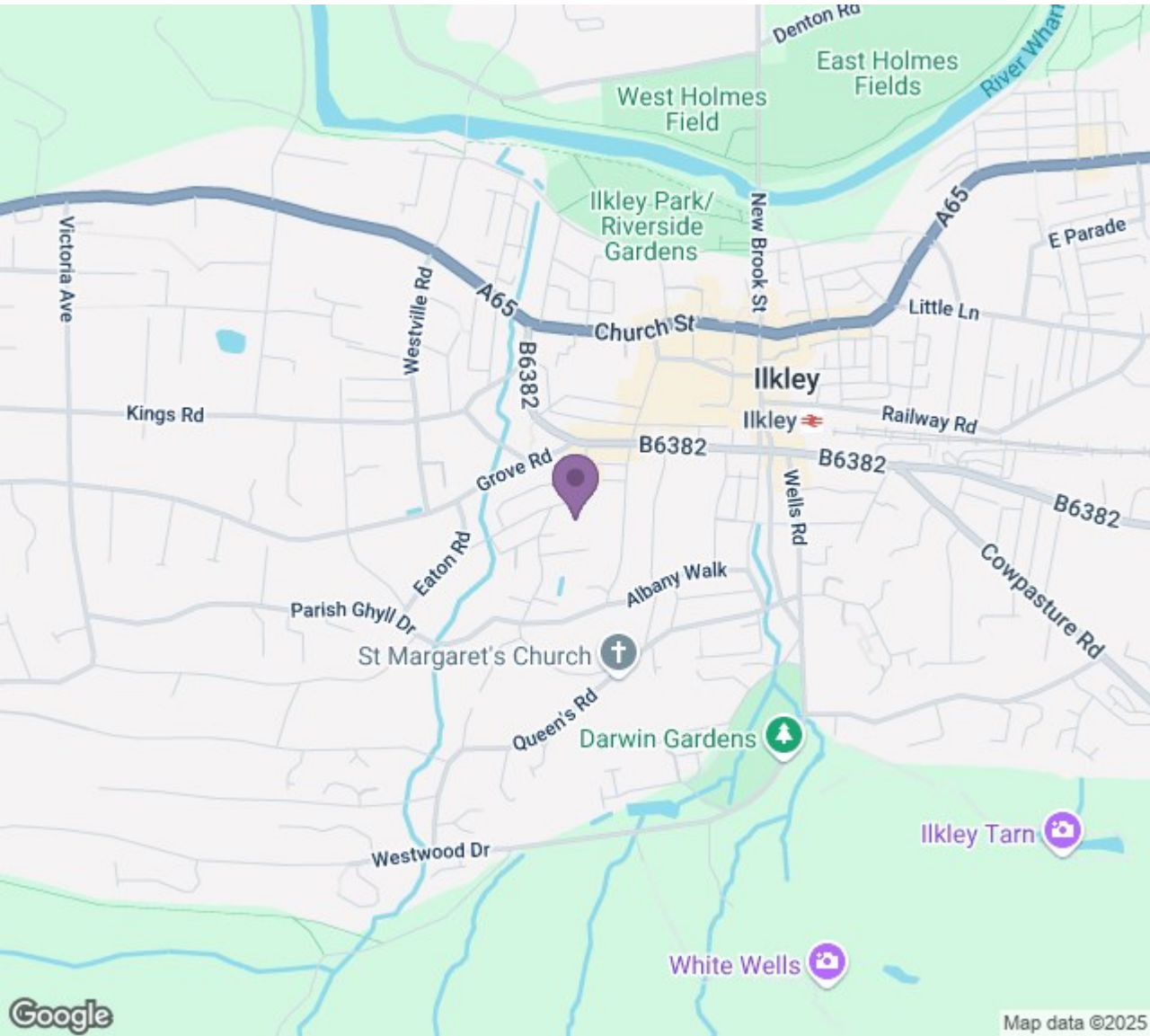
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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