



- Modernised Top Floor Apartment
- Two Bedrooms
- Spacious Sitting Room with Balcony
- Well Equipped Kitchen
- Shower Room
- Single Garage
- EPC Rating: D
- Unfurnished
- Available Early July

Yew Court, 35 Old Bridge Rise, Ilkley, LS29 9HH

This top floor apartment is conveniently situated just a short stroll from the town centre and close to the riverside gardens. The accommodation briefly comprises a private entrance hall, spacious living room with balcony to the front, two bedrooms with fitted wardrobes and modern kitchen and shower room. There is also a single garage. Unfurnished.

£950 PCM



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

Communal Entrance

With stairs to the upper floors.

Second Floor

Entrance Hall

The L-shaped hallway has a radiator, entry phone, recessed spotlights and a large airing cupboard.

Sitting Room

19' 4" x 11' 8"

The generously proportioned living room has a window to the rear and patio door to the front leading onto a small balcony. There are two radiators, television and telephone points, coving, dado rail, recessed spotlights and wall lights.

Kitchen

8' 3" x 8' 1" + door recess

Fitted with a modern range of base and wall units having complementary work surfaces and splash backs. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood over, integrated fridge freezer and integrated washer dryer. The kitchen also houses the boiler, has recessed spotlights and a window to the front elevation.

Bedroom One

12' 0" max x 8'9" + door recess

A lovely bright room having windows to two sides, radiator, built in wardrobe and dressing table, coving and recessed spotlights.

Bedroom Two

8' 5" to wardrobe x 8' 2"

Having built in wardrobes, radiator, coving, recessed spotlights and a window to the side.

Shower Room

7' 5" x 5' 6"

Fitted with a walk in shower enclosure, counter top basin with mixer tap and low suite w.c. Fully tiled walls, heated towel rail, recessed spotlights, two mirrors and a window to the rear.

Outside

The property is set within well maintained communal grounds.





Garage

The property comes with a single garage.

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

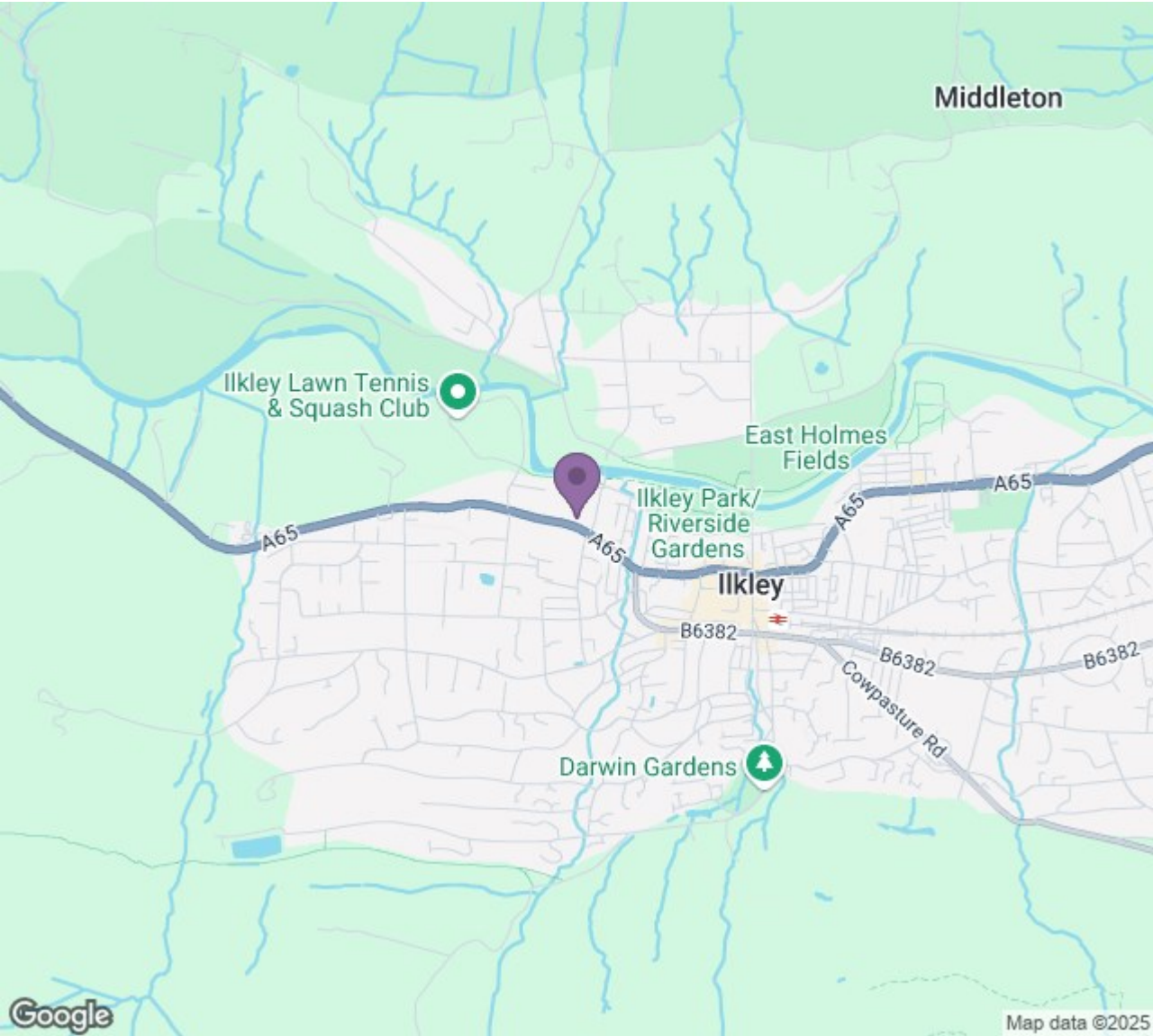
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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