



- End Town House with Parking to Rear
- Three Bedrooms
- Sitting Room
- Breakfast Kitchen
- Bathroom & Shower Room
- EPC Rating C
- Available early August
- Unfurnished

## Middleton Road, Ilkley

This smartly presented modern end town house offers three bedroomed accommodation arranged over three floors. The property is located on a popular residential street close to the park and just a short walk from Ilkley town centre. Parking to the rear. Unfurnished.

**£1,095 PCM**





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

## GROUND FLOOR

### ENTRANCE HALL

7'5" x 4'0"

With a radiator and useful coat hooks.

### SITTING ROOM

16'1" x 10'7"

Having a bay window to the front elevation, ornamental feature fireplace and hearth and radiator.

### BREAKFAST KITCHEN

10'7" x 10'6"

Fitted with a range of base and wall units having complementary work surfaces and inset sink unit. Integrated appliances comprise an integrated electric oven with four ring gas hob, cooker hood and fridge. There is also plumbing for a dishwasher and space for a fridge freezer. Radiator, vinyl flooring and two windows to the rear elevation.

### LOBBY AREA

With a cupboard housing the boiler, window to the side elevation and stairs to the lower ground floor.

## LOWER GROUND FLOOR

### REAR ENTRANCE HALL

19'8" x 5'7"

Useful utility area having plumbing for a washing machine and space for a condenser dryer. Radiator and door leading out to the rear.

### BEDROOM THREE / OFFICE

14'10" x 7'11"

Suitable for a range of uses, this versatile room has a radiator and a window to the rear.

### SHOWER ROOM

Fitted with a white suite comprising a shower enclosure, wall-mounted basin and low suite w.c. There is also an extractor fan, radiator and window to the rear.

## FIRST FLOOR LANDING

### BEDROOM ONE

12'3" x 9'0"

With a range of fitted wardrobes, cupboards and shelves, radiator and two windows to the front elevation.







## BEDROOM TWO

12'3" x 8'6"

Having recessed wardrobes, radiator and a window to the rear.

## BATHROOM

7'3" x 5'7"

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. Radiator and extractor fan.

## OUTSIDE & PARKING

There is a garden to the front and a block paved driveway to the rear provides off street parking, where this is also an outside tap and seating area.

## COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.

## AGENT NOTES

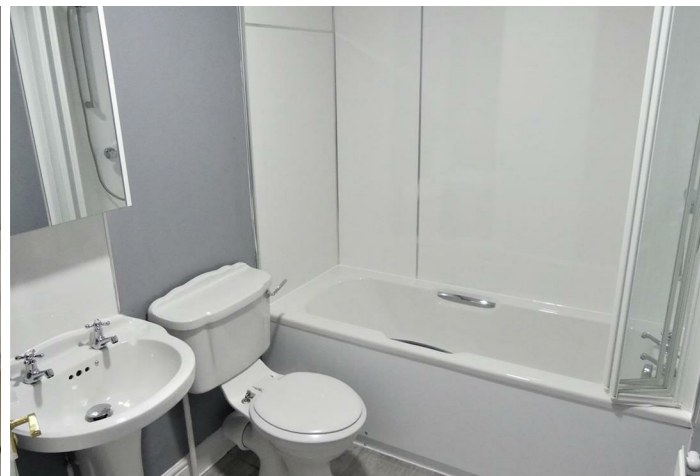
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

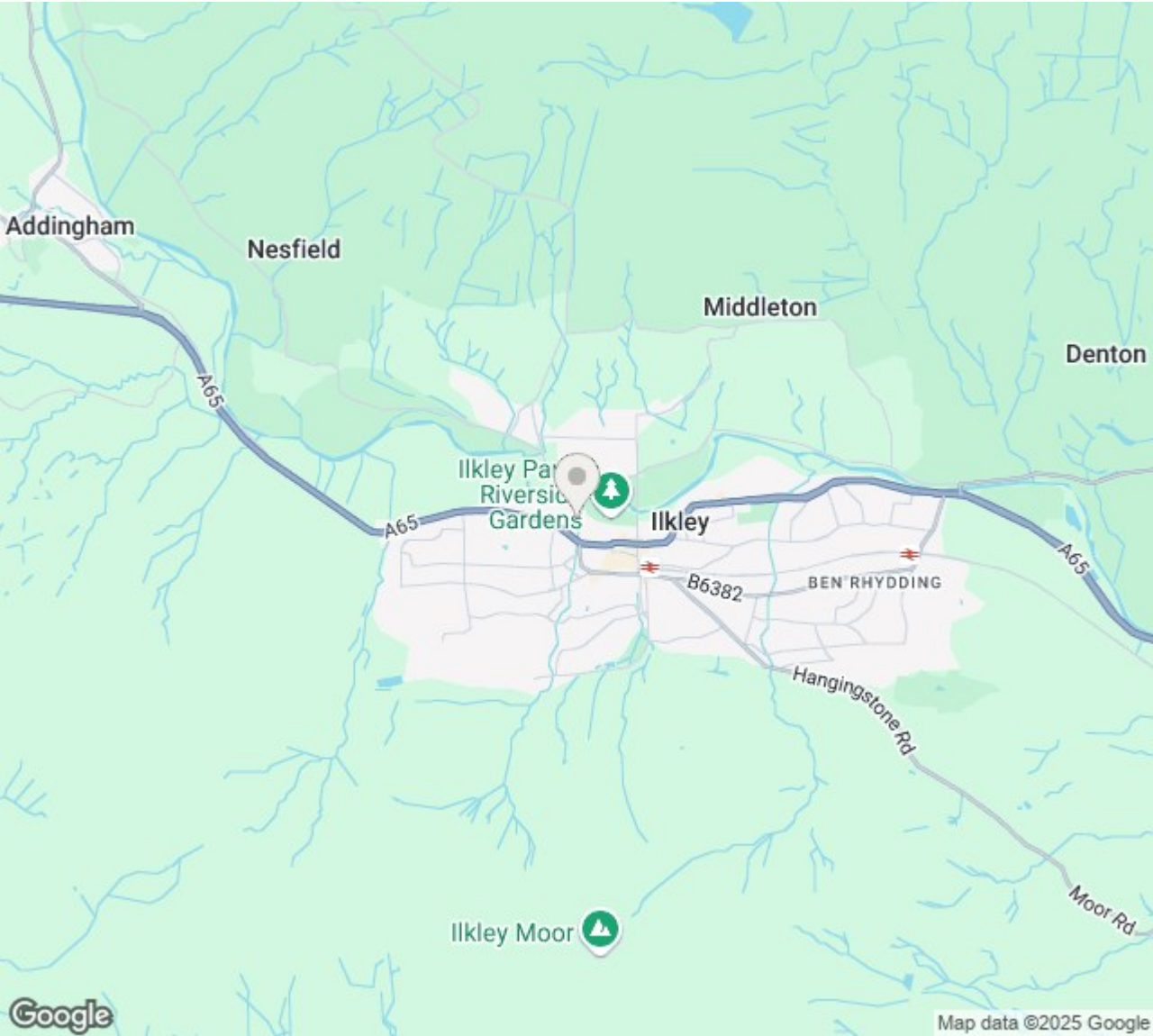
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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