



- Lovely Retirement Apartment with Balcony
- Open Plan Living Area
- Well Equipped Kitchen
- Master Bedroom with En-Suite Shower Room
- Second Bedroom
- Bathroom
- Balcony Overlooking Communal Gardens
- EPC Rating: D
- Unfurnished or Part Furnished

12 Emmandjay Court Valley Drive, Ilkley, LS29 8PF

This smartly presented apartment is situated in the highly regarded retirement development at Emmandjay Court, and offers accommodation comprising a private hallway, open plan living room with a balcony overlooking the pleasant communal garden plus a well equipped kitchen, master bedroom with en-suite, second bedroom and bathroom. Available Unfurnished or Part Furnished.

£1,248 PCM



The property, with double glazing and approximate room sizes, comprises...

Private Hallway

11'0" max x 5'5" max

The welcoming hallway has coving, coat hooks and a radiator. There is also a storage cupboard with shelves.

Open Plan Living Room

21'11" x 18'0" max overall

Sitting / Dining Area

The bright living area has French doors opening onto a balcony overlooking the attractive courtyard garden area, television point, two radiators, entry phone and window.

Kitchen

Fitted with a range of cream base and wall units having wood effect work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven with grill, under counter fridge, under counter freezer, dishwasher, washer dryer and ceramic hob with cooker hood over. Vinyl flooring.

Master Bedroom

17'5" max x 10'5"

The spacious master bedroom has an entry phone, coving, radiator, television and telephone points and a window to the rear elevation.

En-Suite Shower Room

9'8" max x 8'5"

The spacious en-suite shower has a large walk in shower area, wall-mounted basin and low suite w.c. There is also a shaver point, mirror, recessed spotlights and a wall-mounted cabinet. Vinyl flooring and fully tiled walls.

Bedroom Two

10'7" x 6'0"

The second bedroom also has a window to the rear elevation, television and telephone points, radiator and coving.

Bathroom

7'5" x 5'5"

Fitted with a white suite comprising a panelled bath, wall-mounted basin and low suite w.c. There is also a radiator, shaver point, mirror and recessed spotlights. Vinyl flooring and fully tiled walls.

Communal Grounds

The property is set within well maintained communal grounds and the balcony overlooks the gardens.

There is a car park at the front of the development.





Service Charge

This covers all heating and water plus maintenance of all the communal areas including the communal lounge, external lighting, lift, communal cleaning, security door system and the emergency call system. The current service charge is £796.21 per month.

Please Note

The development is for residents over 60 years old, and all potential tenants will be required to attend an interview for Emmandjay Court.

Council Tax

Bradford Metropolitan District Council Tax Band D.

Agent Notes

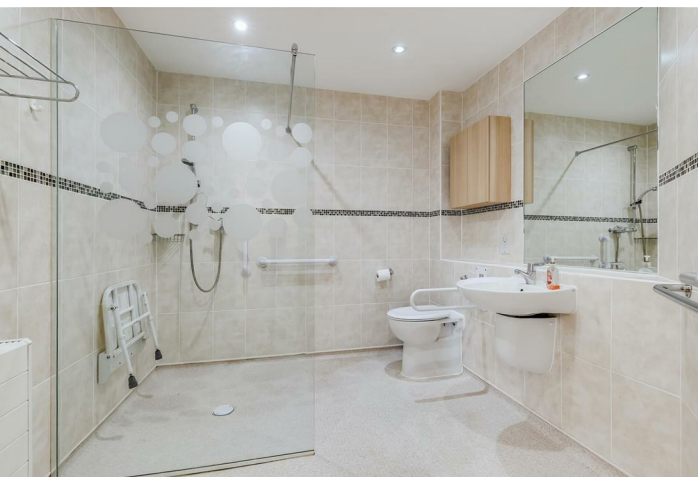
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

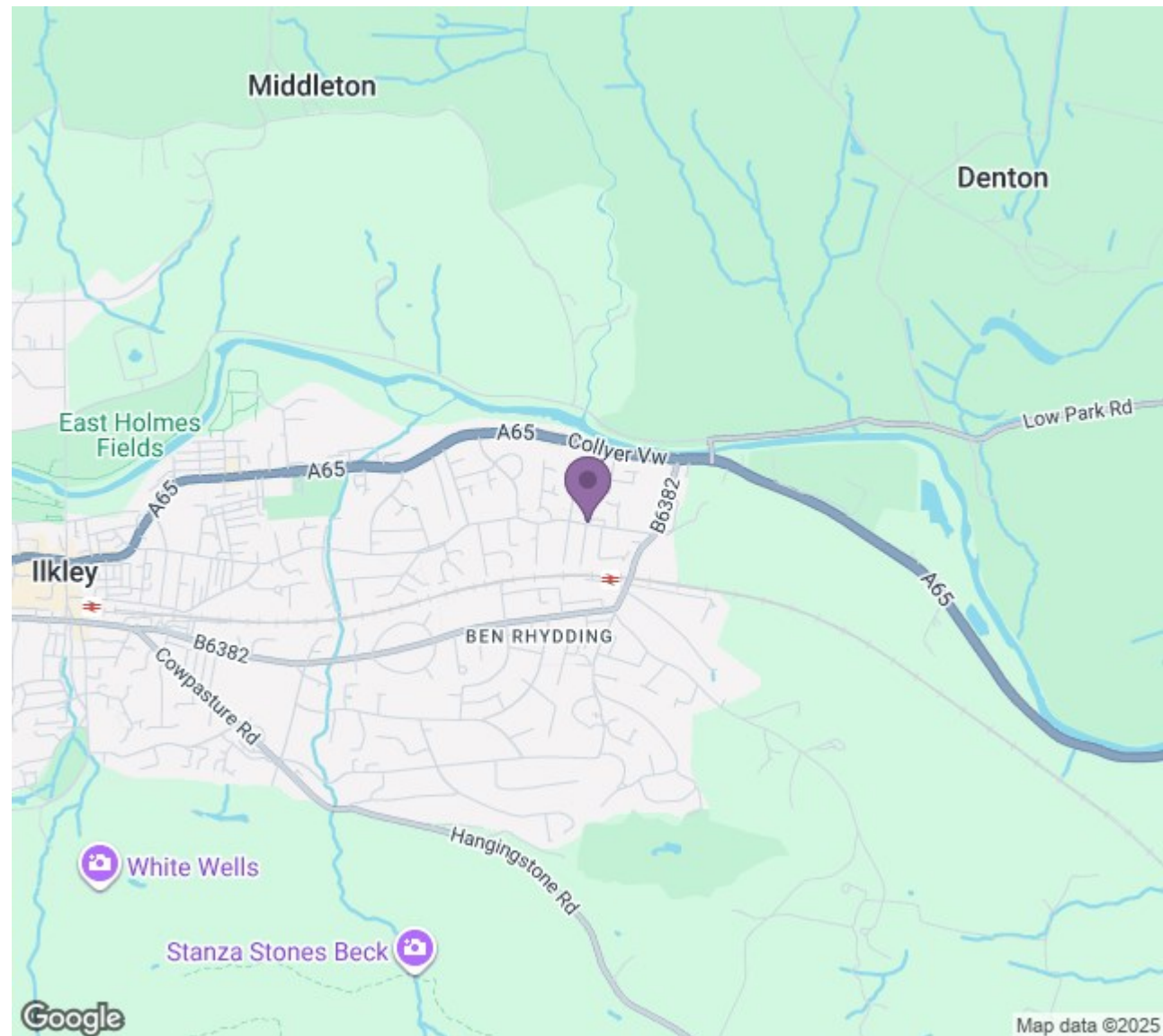
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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 and 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