



- Deceptively Spacious Home
- Four Double Bedrooms
- Bright Dining Kitchen
- Sitting Room
- Ground Floor Shower Room
- Smart Bathroom
- Spacious Landing
- Paved Gardens to Front & Rear
- EPC Rating: B

## 23 Sedbergh Park, Ilkley, LS29 8SZ

This deceptively spacious four bedroomed home is located in a quiet cul-de-sac just a short walk from Ilkley town centre. To the ground floor there is a dining kitchen, sitting room, two bedrooms and a shower room, whilst to the first floor there are two further bedrooms and a stylish bathroom. Paved gardens to front and rear.

**£1,795 PCM**





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

### DINING KITCHEN

16'10" x 10'1"

The spacious bright kitchen is fitted with a range of base and wall units having complementary work surface, tiled splashbacks and inset ceramic sink unit with mixer tap. Integrated appliances comprise an electric oven, four ring gas hob with cooker hood, under counter freezer, dishwasher and washing machine. There is also a fridge freezer. Radiator, tiled floor and windows to both the front and side elevations.

### SITTING ROOM

17'10" max x 10'7"

Having a feature fireplace with coal effect gas fire, radiator, television point, coving and a window to the front elevation.

### INNER HALLWAY

6'2" x 3'9"

With telephone point.

### BEDROOM

10'2" x 9'8"

A double bedroom with a fitted wardrobe and dressing table, radiator and a window to the rear elevation.

### SHOWER ROOM

6'2" x 5'10"

Fitted with a shower enclosure, vanity unit with basin and a low suite w.c. Part boarded walls, vinyl flooring, mirror, radiator and window.

### BEDROOM

13'0" x 10'7"

A bright double bedroom with a radiator and a window overlooking the paved garden to the rear.





### FIRST FLOOR LANDING / SNUG

Having a Velux window, radiator and two television points.

### BEDROOM

10'4" x 10'0"

A double bedroom having a small wardrobe and drawers, radiator and a window to the rear elevation.

### BATHROOM

The stylish bright bathroom is fitted with a panelled bath, vanity unit with wash basin, low suite w.c. and large shower enclosure. There is also a heated towel rail, extractor fan, Velux window and additional window.

### BEDROOM

11'1" x 10'7"

A further double bedroom having a wardrobe, radiator and a window to the rear elevation.

### GARDENS

There are paved gardens to both the front and rear of the property

### PARKING

The property has a driveway.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.







### AGENT NOTES

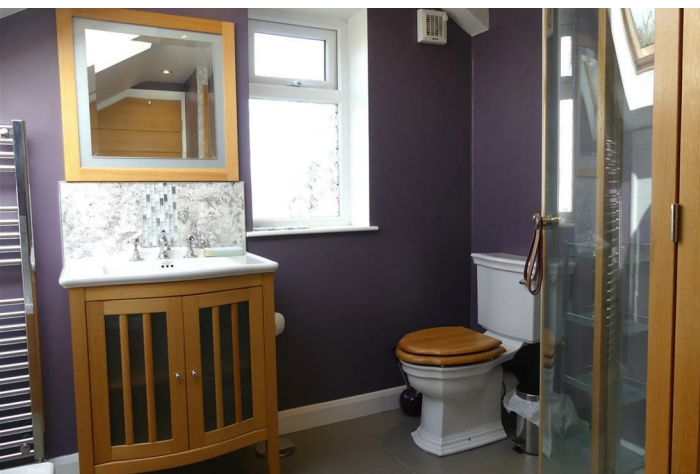
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

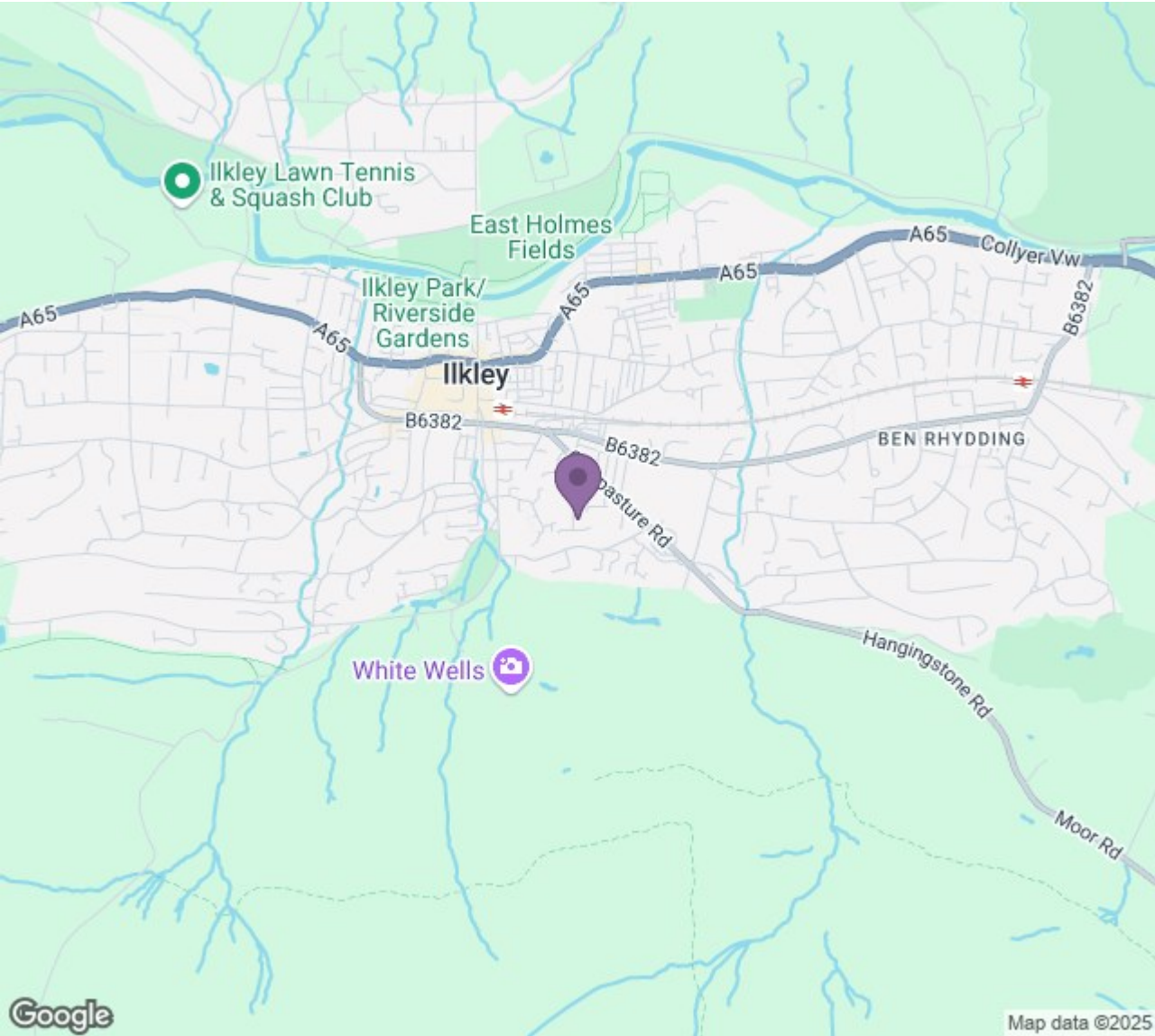


will be held in this scheme for the duration of your tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto: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