



- Top Floor Flat with Views
- Large Sitting Room
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Unfurnished
- EPC Rating: C
- Available Early September

Flat 3, 109 Bolling Road, Ben Rhydding, Ilkley, LS29 8PN

This two bedroomed second floor flat has lovely views to both sides. The accommodation briefly comprises a spacious sitting room, breakfast kitchen, large double bedroom, additional bedroom and bathroom. Unfurnished.

£750 PCM



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

Ground Floor

Communal Entrance

With stairs to the upper floors.

Second Floor

Private Entrance Hall

With a radiator and telephone point.

Sitting Room

15' 0" x 12' 8"

This spacious living room has a window to the front elevation providing views up to Ilkley Moor. There is also a television point and radiator.

Breakfast Kitchen

12' 8" x 10' 9" max

Fitted with a range of modern base and wall units having complementary work surfaces, tiled splashbacks and a stainless steel sink unit. Integrated appliances comprise an electric oven with ceramic hob & stainless steel cooker hood over and a washer dryer. There is also a fridge freezer and the boiler. Useful eaves storage cupboard, vinyl flooring and a window to the front elevation with views across the allotments up to Ilkley Moor.

Bedroom One

15' 5" x 11' 6"

This lovely spacious bedroom has a built in wardrobe, radiator and a window to the rear provides long distance views towards Middleton.

Bedroom Two

11' 7" x 7' 0" + door recess

Single bedroom or study having a radiator and a window to the rear elevation with views to Middleton.

Bathroom

7' 11" max x 5' 3"

Fitted with a white suite comprising a panelled bath with shower over and glass screen, low suite w.c. and pedestal basin. There is also a heated towel rail, extractor fan, tiled floor, part tiled walls and a window to the rear elevation.





Council Tax

Bradford Metropolitan District Council Tax Band B.

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

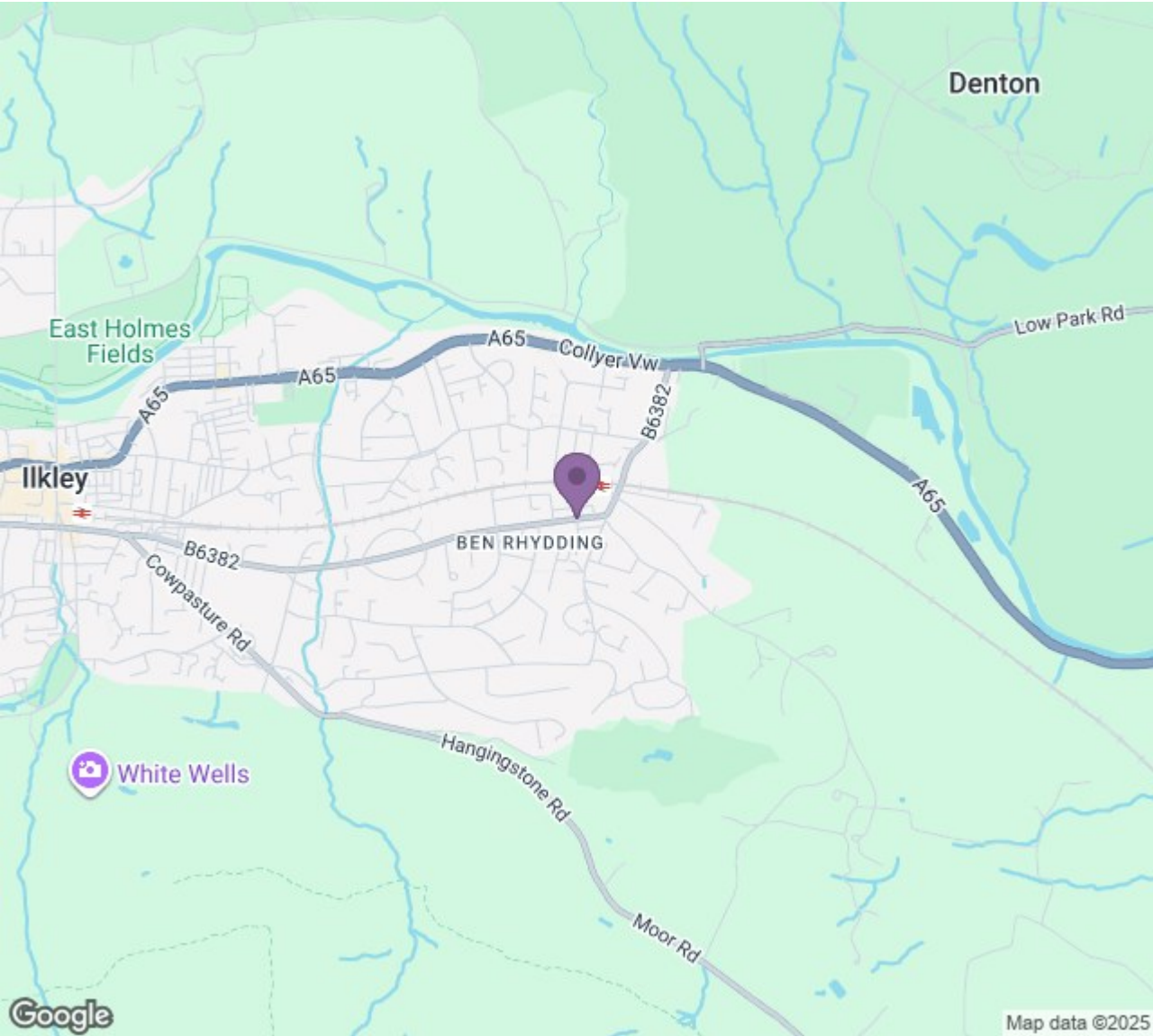
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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	74	76
(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 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