



- Spacious Top Floor Apartment
- Newly Decorated & Carpeted
- Well Equipped Kitchen
- Sitting Room with Bay Window
- Master Bedroom with Juliet Balcony & En-Suite
- Second Double Bedroom
- House Bathroom
- EPC Rating: C
- Allocated Under Croft Parking Space

## 11 Heather Court Queens Road, Ilkley, LS29 9TZ

A newly carpeted and redecorated spacious two bedroomed top floor apartment with quality fixtures and fittings. The property benefits from secure parking and access to communal grounds and is located just a short walk from all the town centre amenities. Unfurnished.

**£1,195 PCM**



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

#### **Communal Entrance**

With entrance intercom, post box, access to the lift and stairs to all floors, including the underground parking.

#### **Entrance Hall**

The generous L-shaped hallway has wooden flooring, video entry phone, radiator, cloaks cupboard and additional cupboard housing the boiler.

#### **Kitchen**

10'11" x 6'10"

Fitted with a range of wood effect base and wall units having granite work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an electric double oven, five ring gas hob with cooker hood over and an integrated fridge freezer, washer dryer and dishwasher. Radiator, tiled floor, LED spotlights and a window to the front elevation.

#### **Sitting Room**

20'10" x 19'5"

The large living room has a bay window to the front providing long distance views over the valley. There is a stone feature fireplace with electric fire, two radiators and ceiling cornice.

#### **Bedroom One**

15'7" max x 12'4"

The main bedroom has useful fitted cupboards, radiator and doors opening to a Juliet balcony overlooking the communal gardens to the rear.

#### **En-Suite Shower**

7'7" x 3'11"

Fitted with a large shower enclosure, low suite w.c. and pedestal basin. There is also an illuminated mirror-fronted cabinet, radiator, cornice and LED spotlights. Tiled floor and part tiled walls.

#### **Bedroom Two**

12'0" x 10'2"

A second double bedroom having a radiator and a window to the rear elevation.

#### **Bathroom**

7'9" x 6'6"

Fitted with a three piece suite comprising a panelled bath, low suite w.c. and pedestal wash basin. There is also a heated towel rail, mirror-fronted illuminated cabinet, cornice, LED spotlights, ceramic tiled floor and part tiled walls.





### Outside

Heather Court is set within well maintained communal gardens.

### Parking

The property has one allocated under croft car parking space.

### Council Tax

Bradford Metropolitan District Council Tax Band E.

### 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>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 76                         | 78                                                                                |
| (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<br>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