



- Ground Floor Apartment
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Allocated Parking Space
- Convenient Central Location
- EPC Rating D
- Unfurnished

11 Nelson Court, Ilkley, LS29 8AX

A light and spacious ground floor apartment located in the heart of Ilkley, just a short walk from the train station and town centre. The property has an allocated parking space and is set in well maintained communal grounds. Unfurnished.

£750 PCM



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

Entrance Hall

Recessed storage cupboard and coat hooks.

Sitting Room

17'6" x 10'7"

The spacious sitting room has a wall-mounted illuminated electric heater with wooden mantel and hearth, radiator and large window to the front elevation.

Kitchen

10'8" x 5'4"

Fitted with a range of cream base and wall units having complementary wood effect work surfaces, stainless steel sink unit with mixer tap and tiled splash backs. Appliances comprise an integrated electric oven with halogen hob and cooker hood over. There is also space for a fridge freezer, plumbing for a washing machine and a cylinder cupboard providing some storage.

Bathroom

6'2" x 5'7"

Fitted with a white suite comprising a panelled bath with electric shower over and glazed screen, low suite w.c. and a pedestal wash basin. There is also a heated towel rail, extractor fan, mirror and decorative vinyl flooring.



Bedroom One

12'10" x 8'9"

With a range of fitted cupboards, radiator and a window to the rear elevation.

Bedroom Two

8'6" x 6'0"

With a radiator and a window to the rear elevation.

Outside

The property is set within well maintained communal grounds.



Parking

The property has one allocated car parking space.

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.

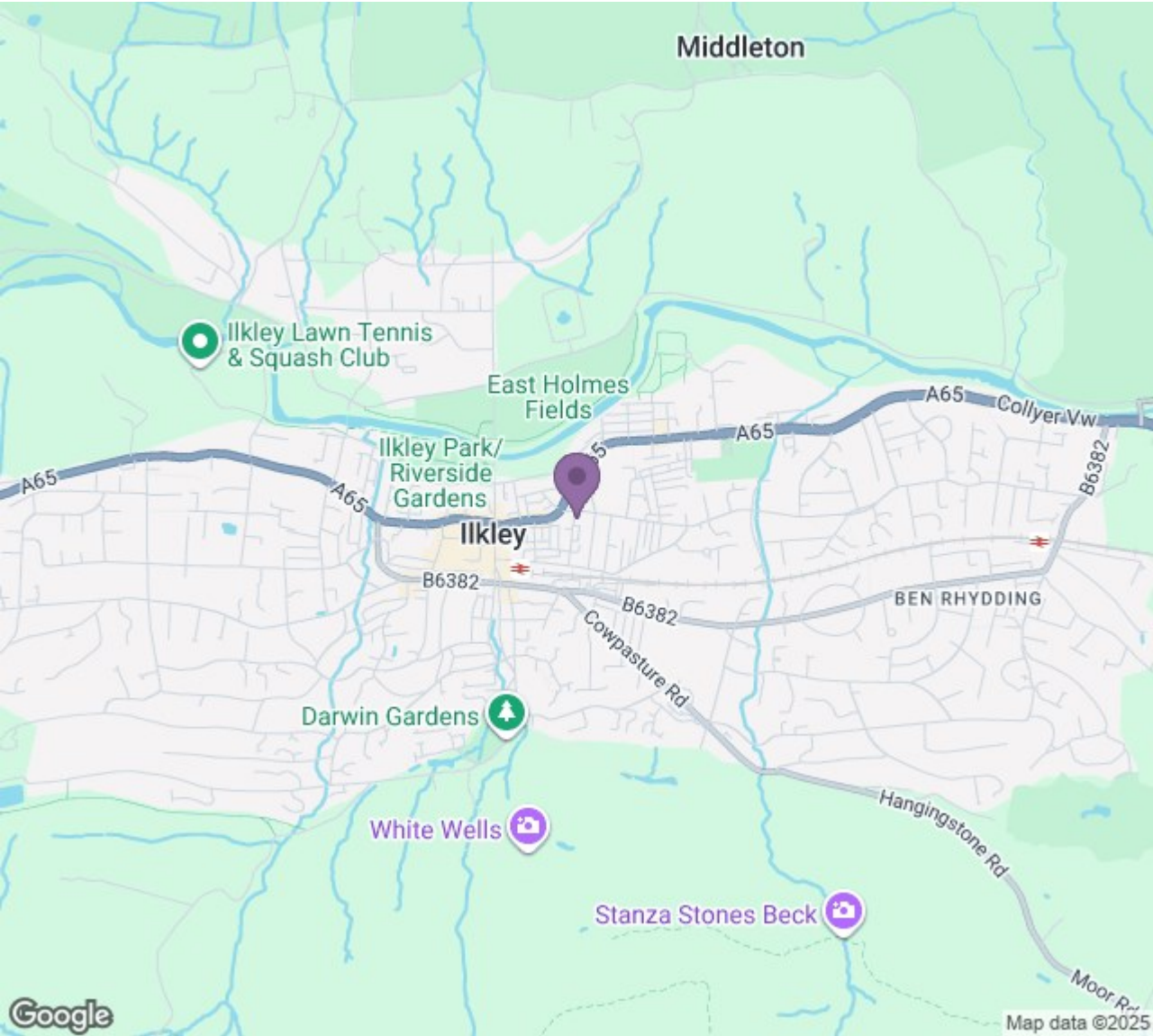
Rental Procedure

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		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Lower Railway Road, Ilkley, West
Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
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