



- For OVER 55's
- Beautiful Spacious Apartment
- Two Bedrooms
- Two Shower Rooms
- Large Bright & Airy Living Room
- Well Equipped Breakfast Kitchen
- Parking Space
- EPC Rating: C
- Unfurnished

6 Lister Court Cunliffe Road, Ilkley, LS29 9DZ

For OVER 55s. This beautiful bright and spacious apartment is located in the heart of Ilkley, just a short stroll from all the town centre amenities, and has a parking space. The accommodation briefly comprises a large entrance hall, living room, breakfast kitchen, two bedrooms and two shower rooms. There is a laundry room with washing machines and tumble dryers, and Lister Court also has regular coffee mornings and other communal events for residents. Unfurnished.

£1,095 PCM



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

Entrance Hall

A spacious 'T' shaped entrance hall having ceiling cornice, radiator, cloaks cupboard, storage cupboard and airing cupboard.

Living Room

24'1" x 14'7" max

The bright living room has windows to two sides and ample room for a dining table. There is a feature fireplace with electric woodburner style stove, coving, wall lights and a video entryphone.

Breakfast Kitchen

12'6" x 10'9"

Fitted with a range of cream base and wall units having complementary work tops, sink unit and tiled splash backs. Integrated appliances comprise an electric oven with ceramic hob and cooker hood, fridge freezer, dishwasher and microwave. Coving, vinyl flooring, skirting heater and windows to two sides overlooking the well maintained communal grounds.

Bedroom One

14'5" x 14'2"

Bright double bedroom having two windows, two radiators, coving and fitted wardrobes, drawers and dressing table. Television and telephone points.

Shower Room

6'6" x 5'10" max

Fitted with a recessed shower enclosure with boarding and glazed door, pedestal wash basin and low suite w.c. Mirror with light above, extractor fan, heated towel rail, mirrored cabinet, coving, part tiled walls and vinyl flooring.

Bedroom Two / Study

11'10" max x 9'2" + recess

Having fitted wardrobes, drawers, desk & shelving, coving, radiator and window.

Shower Room

8'6" x 5'9"

Having a large walk in shower enclosure with rainfall shower and fixed glazed screen, low suite w.c. and pedestal basin. There is also a shaver point, mirror, cabinet, heated chrome towel rail and coving.





Communal Laundry Room

Lister Court has a laundry room with washing machines and tumble dryers.

Outside

The property has well maintained communal grounds with a seating area.

Parking

The apartment has one 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

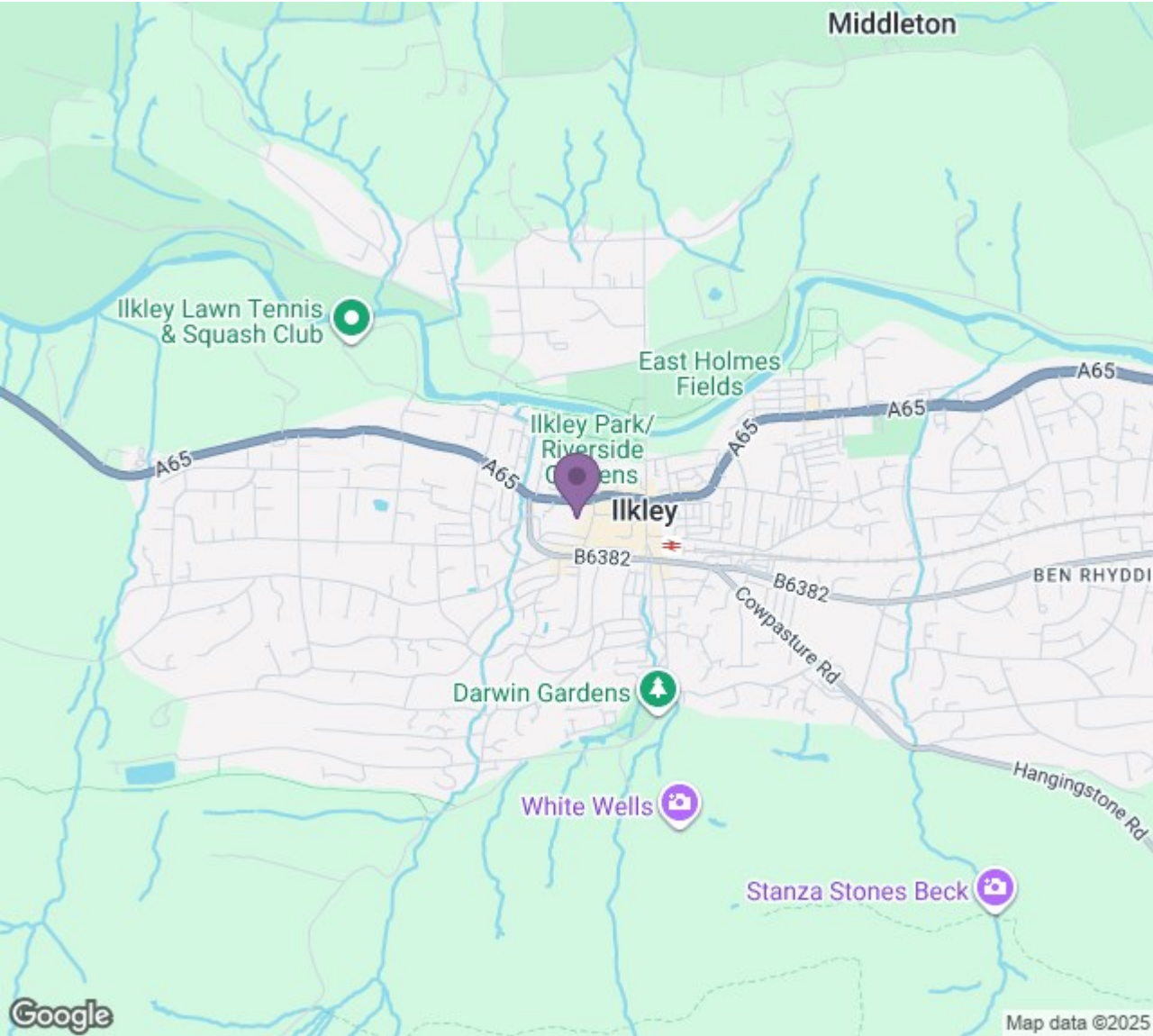
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		
(69-80) C	72	77
(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