



- Characterful Spacious First Floor Apartment
- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom
- Convenient Central Location
- Unfurnished
- EPC Rating: C
- Available Beginning November

## Apartment 1, 58a The Grove, Ilkley, LS29 9PA

This spacious first floor flat is located in the heart of Ilkley, just a short walk from the train station and on the doorstep of local shops, cafes and restaurants. The property briefly comprises an entrance hall, large sitting room, kitchen, bathroom and three bedrooms, of which one could easily be used as a second reception room. Unfurnished.



**£1,095 PCM**



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

### Ground Floor

Entrance with stairs to two apartments.

### First Floor

#### Entrance Hall

16'6" x 5'8" max

The spacious entrance hall has useful built in storage, coat hooks, radiator and cornice.

#### Sitting Room

16'5" x 15'7"

This bright room has large stone mullioned windows to the front overlooking The Grove, a large feature fireplace with wooden mantelpiece, two radiators, entry phone, picture rail and cornice.

#### Kitchen

12'8" x 7'5"

Fitted with a range of cream bas and wall units having complementary laminated work surfaces, tiled splash backs and a stainless steel sink unit. Appliance comprise an integrated electric oven, four ring ceramic hob with cooker hood over and fridge freezer. There is also plumbing for a washing machine, the boiler, built in cupboards, radiator, telephone point and a window to the rear elevation.

#### Bedroom One

20'0" x 9'7"

This large double bedroom had a decorative fireplace, built in cupboard, two radiators, picture rail, cornice, sink with cabinet above and a window to the rear elevation.

#### Bedroom Two

12'8" x 7'0"

A single bedroom with a radiator, picture rail, cornice, telephone point and a window to the rear elevation.

#### Bedroom Three / Reception Room

16'8" max x 10'7"

Large bright room having a decorative fireplace, radiator, picture rail, cornice and large windows to the front overlooking The Grove.





### Bathroom

12'1" x 5'0"

Having a white suite comprising a panelled bath with glazed screen and electric shower, pedestal wash basin and low suite w.c. There is also a heated towel rail, vinyl flooring and a window to the rear elevation.

### Council Tax

Bradford Metropolitan District Council Tax Band D.

### Please Note

The photographs used were taken some time prior to the latest tenancy

### 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

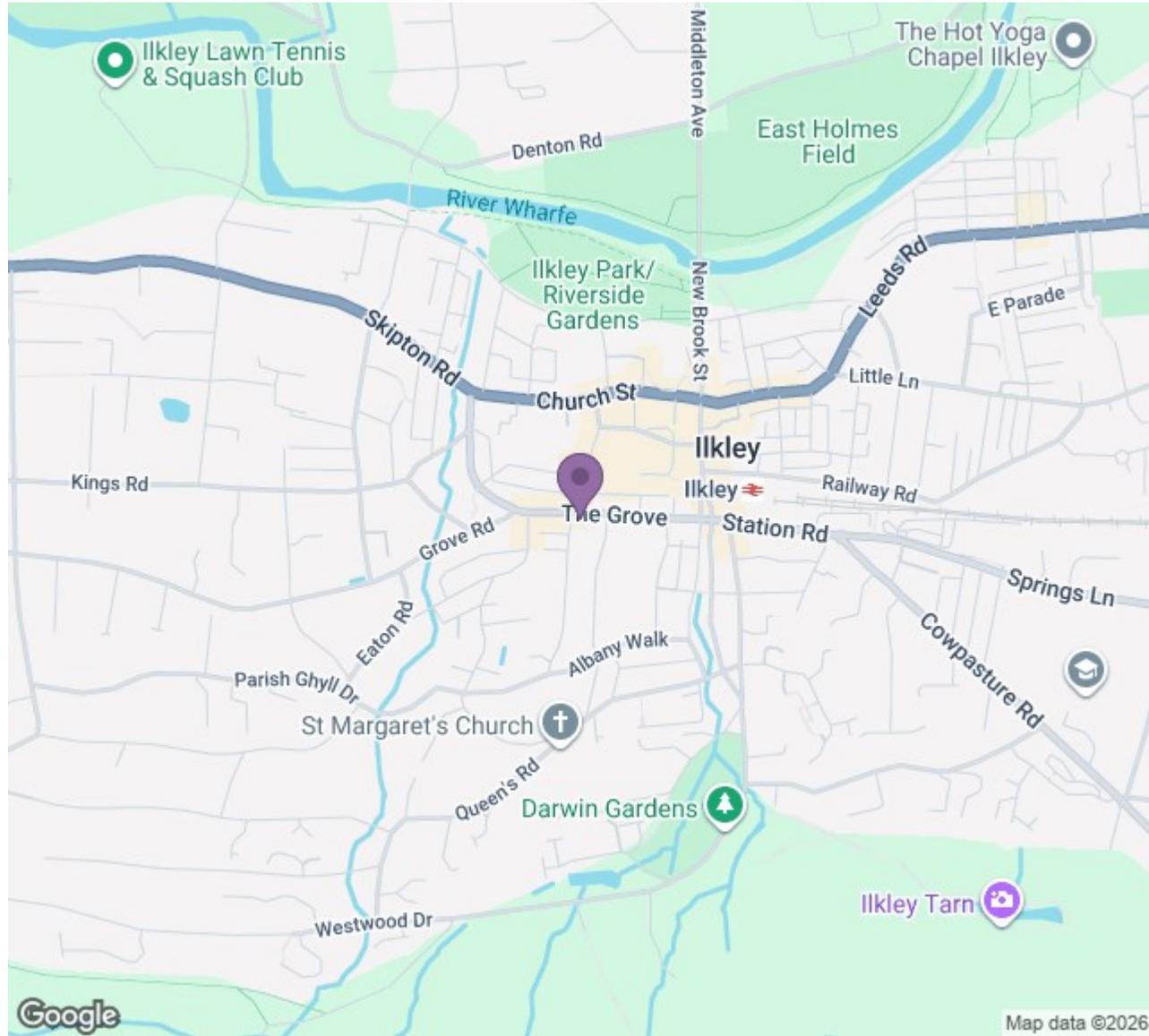
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>	78	83
(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	



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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 and 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