



- Spacious Ground Floor Apartment
- Large Open Plan Living Area
- Well Equipped Kitchen
- Master Bedroom with En-Suite
- Bathroom
- Second Bedroom
- Allocated Parking Space
- EPC Rating: C
- Available mid October

## 7 Litton Court, 2 Jackson Walk, Menston, Ilkley, LS29 6BS

A SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT WITH ALLOCATED PARKING

This well presented apartment has an open plan living area and kitchen, master bedroom with en-suite, a second bedroom, house bathroom and allocated car parking space. The property is set in well maintained communal gardens. Double glazing, carpets and curtains. Unfurnished.

**£980 PCM**



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

#### **Communal Entrance**

Shared with three other apartments.

#### **Sitting Room**

21'9" x 18'4"

This lovely large sitting room has two large sash windows to the front, four radiators, television point and telephone point.

#### **Kitchen**

8'3" x 6'7"

Accessed directly off the sitting room the well equipped kitchen is fitted with a range of base and wall units having complementary work surfaces, a stainless steel sink unit with mixer tap and tiled splash backs. Integrated appliances comprise an electric oven, ceramic hob with cooker hood over, fridge freezer, washer dryer and a slimline dishwasher. Vinyl flooring and recessed spot lights.

#### **Hall**

Located in the heart of the apartment this large hall provides useful additional space which could be used as a study area. There is a video entry phone, a radiator and a built in cupboard housing the hot water tank.

#### **Master Bedroom**

13'6" x 11'1"

A good sized double bedroom having a large sash window to the rear elevation, a radiator, television point and a telephone point.

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

4'10" x 4'7"

Fitted with a large shower enclosure, low suite w.c. and pedestal wash basin, there is also a mirror fronted cabinet, radiator and recessed spot lights. Vinyl flooring and part tiled walls.

#### **Bedroom Two**

9'9" x 6'10"

Having a useful large wardrobe, radiator and sash window to the rear elevation.

#### **Bathroom**

7'3" x 5'5"

Fitted with a white suite comprising a panelled bath with mixer shower over and glass screen, low suite w.c. and pedestal wash basin. Light with shaver point, radiator and recessed spot lights. Vinyl flooring and part tiled walls. Sash window to the rear elevation.





### Parking

The apartment has one allocated car parking space in the car park to the rear.

### Grounds

There are well maintained lawned grounds.

### COUNCIL TAX

Leeds City Council Tax Band C.

### PLEASE NOTE

Please note that this property does not accept pets.

### AGENTS 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

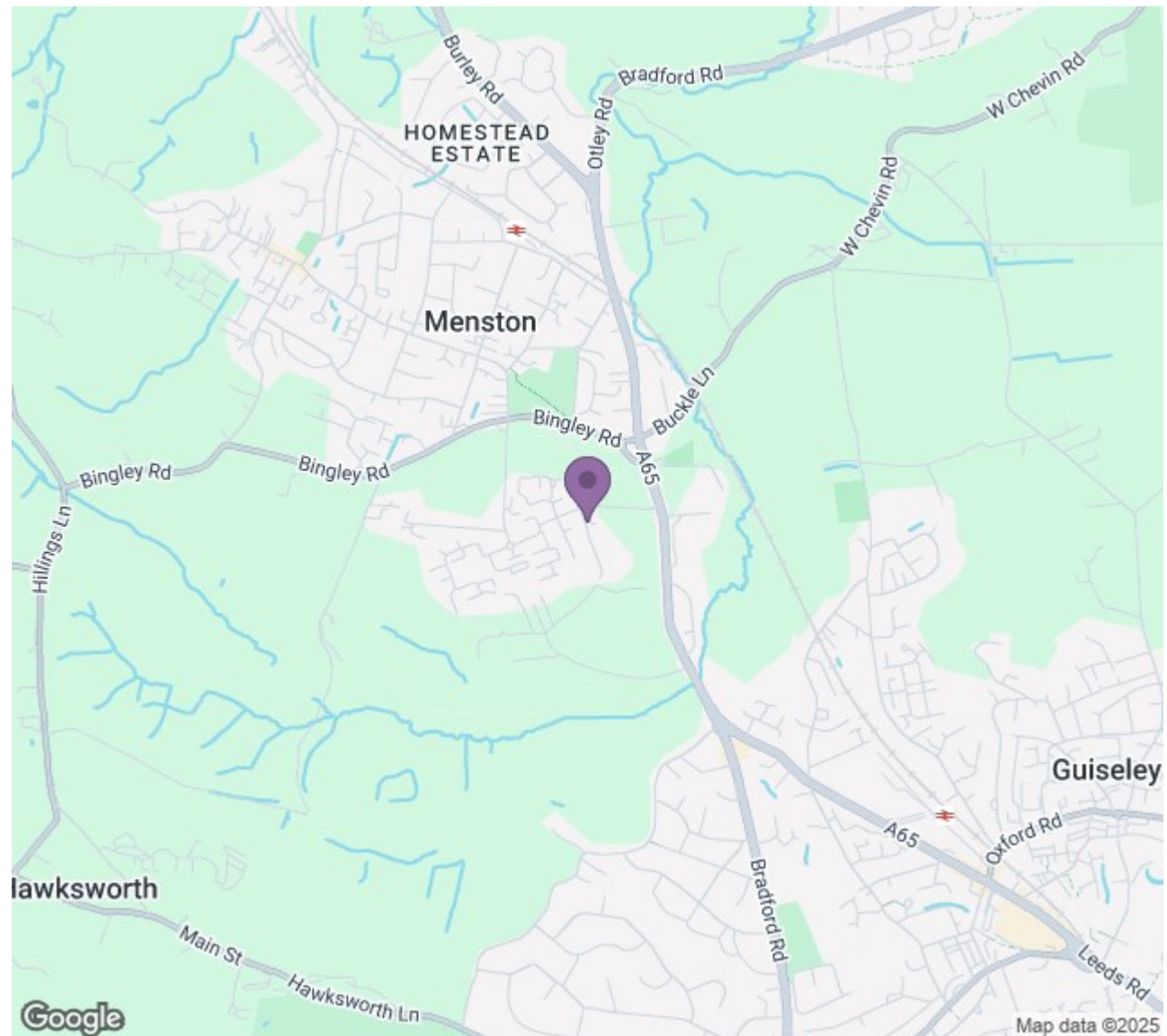
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>	73	74
(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