



- Beautifully Presented Semi Detached House
- Three Bedrooms
- Large Sitting Room + Dining Area
- Kitchen
- Bathroom + Downstairs W.C.
- Enclosed Rear Garden
- Detached Garage
- EPC Rating D
- Popular Residential Area

## 17 Brighton Road, Ilkley, LS29 8PS

This lovely semi detached house is located in a highly regarded residential area just a short walk from Ben Rhydding train station. The property has been recently re-roofed and newly decorated and offers spacious three bedroomed accommodation with an enclosed garden to the rear and a driveway leading to a detached garage. Unfurnished.

**£1,395 PCM**





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

#### ENTRANCE HALL

The welcoming hallway has wooden parquet flooring, radiator, telephone point, understairs cupboard with washing machine, window to the front elevation and a door and window to the side elevation.

#### CLOAKROOM / WC

5'5" x 5'0"

Just off the hallway is a cloakroom with a low suite w.c. and pedestal wash basin, coat hooks, radiator and a window to the side elevation.

#### SITTING ROOM

20'9" x 11'11"

The large sitting room has an attractive fireplace with coal effect gas fire, coving, wall lights, television and telephone points and a window to the front elevation.

An open archway leads through to:

#### DINING AREA

11'11" x 10'11"

Having coving, radiator and a window to the rear overlooking the garden.

#### KITCHEN

13'8" max x 8'9"

Fitted with a range of cream base and wall units having complementary laminated work surfaces, tiled splash backs and a stainless steel sink unit. Appliances comprise an integrated oven and grill, four ring gas hob with stainless steel cooker hood, fridge freezer and dishwasher. Windows to the rear and side elevations and a door to the side. There is also a recessed cupboard housing the boiler and fuse box.

#### STAIRS & LANDING

With a newly fitted carpet, window to the side elevation and a small recessed cupboard with hanging rail.

#### BEDROOM ONE

13'11" x 11'10" max

Having a range of cream fitted wardrobes, radiator and a large window to the front elevation.





### BEDROOM TWO

12'9" max x 11'10" max

Having corner fitted wardrobes, radiator and a window to the rear elevation.

### BEDROOM THREE

9'1" max x 8'10"

Having a radiator, television point, window to the rear elevation and a recessed cupboard housing a cylinder tank.

### BATHROOM

6'11" x 5'4"

The bright bathroom is fitted with a white suite comprising a panelled bath with shower over and glazed shower screen, low suite w.c. and pedestal basin. There is also a radiator, extractor fan, mirrored cabinet and wall mirror. Window to the side elevation, tile effect vinyl flooring and fully tiled walls.

### GARDENS

There is an enclosed lawned garden to the rear with paved seating area and mature trees. To the front are lawned gardens with mature planting.

### DETACHED GARAGE

16'5" x 8'4"

A concrete driveway leads to the detached garage which has an up and over door to the front, access door to the side and light and power.

### COUNCIL TAX

Bradford 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.





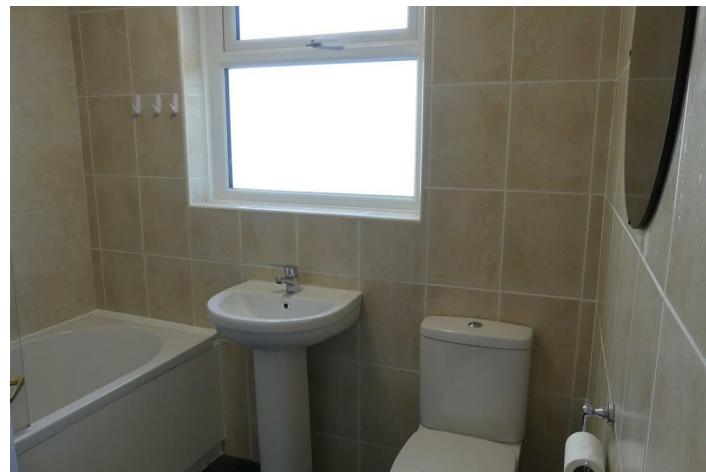


### RENTAL PROCEDURE

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.




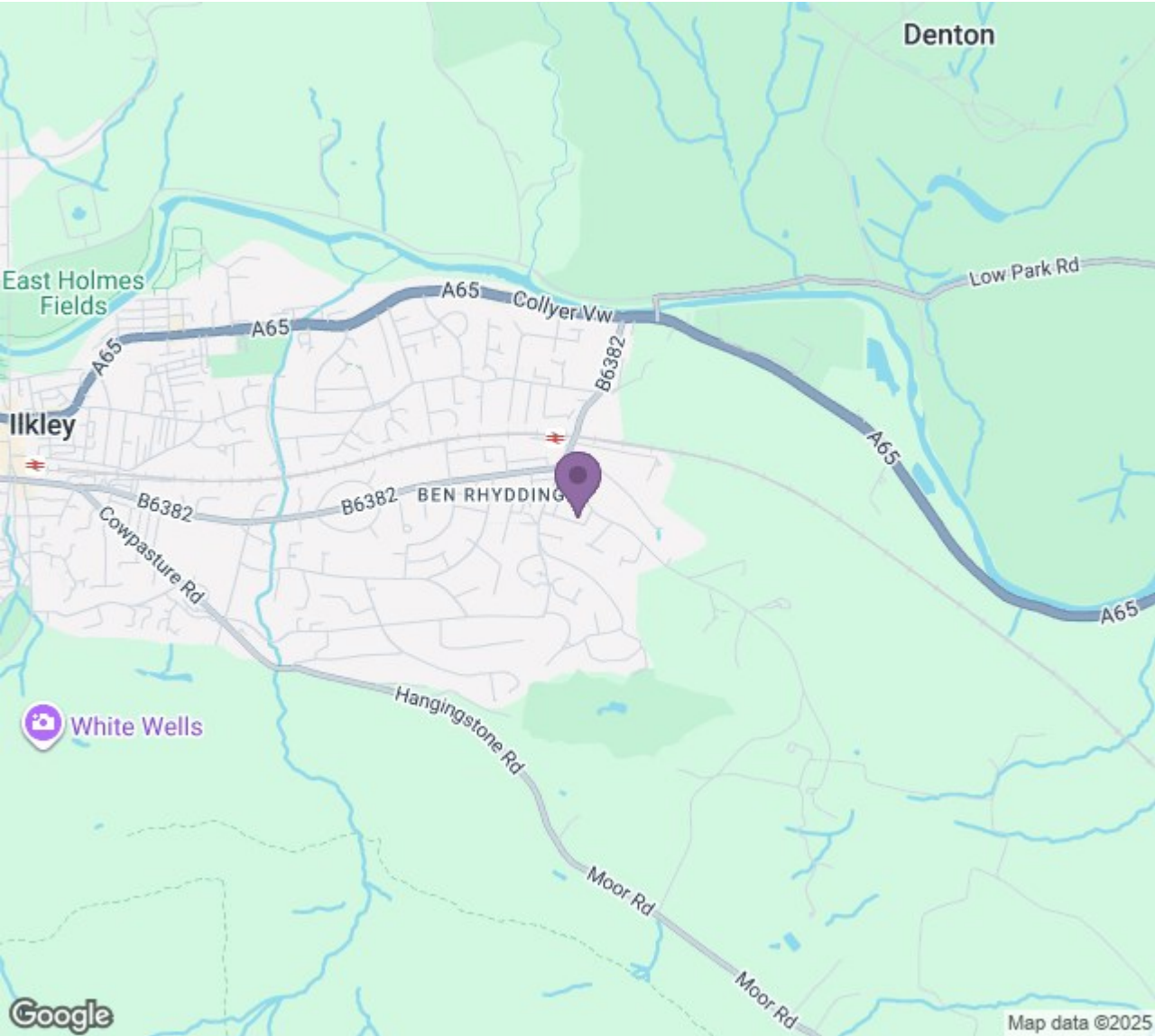


**WHITAKER  
CADRE** LETTING  
SPECIALISTS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	



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