WHITAKER CADRE LETTING SPECIALISTS

- First Floor Apartment
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Modern Bathroom
- Store Room
- Communal Parking Available
- EPC Rating: B
- Available early November

12 Elmete Grange, Menston, Ilkley, LS29 6LA

£750 PCM

A lovely first floor apartment situated in the heart of this popular village and just a short stroll from the railway station. The property briefly comprises an entrance hall, sitting room, kitchen, two bedrooms and bathroom plus a separate small private storage room to the lower level. Unfurnished.

This lovely first floor apartment, with gas fired central heating and approximate room sizes, comprises...

GROUND FLOOR
Access to the first floor is either via an internal communal staircase from the rear of the building or via an external staircase to the front.

FIRST FLOOR

ENTRANCE HALL

SITTING ROOM
16'0" x 13'11"
A bright and airy living room with a window to the rear elevation, radiator and wall lights.

KITCHEN
9'9" x 6'9"
Fitted with a range of wood effect base and wall units with complementary work surfaces, tiled splash backs and a stainless steel sink unit. Appliances comprise a double oven, halogen hob with stainless steel cooker hood over, washer / dryer and a slimline dishwasher. Window to the rear elevation.

BEDROOM ONE
12'0" x 12'0"
With a range of fitted wardrobes, radiator and a window to the front elevation.

BEDROOM TWO
8'10" x 8'9"
A second double bedroom with a southerly facing aspect, radiator and window to the rear elevation.

BATHROOM
7'10" x 6'9"
Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and a low suite w.c. Tiled walls, vinyl flooring, extractor fan, radiator and recessed spot lights.

STORE ROOM
The property also has a useful store room with light which is located at basement level.

PARKING
There is communal parking available to the rear of the property.

COUNCIL TAX
Bradford Metropolitan District Council Tax Band B.

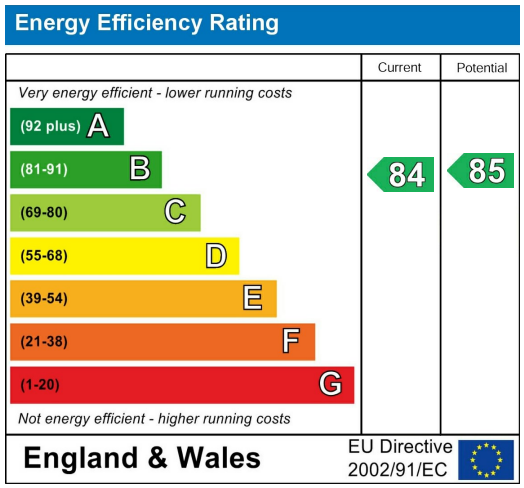
PLEASE NOTE
This property does not accept pets.

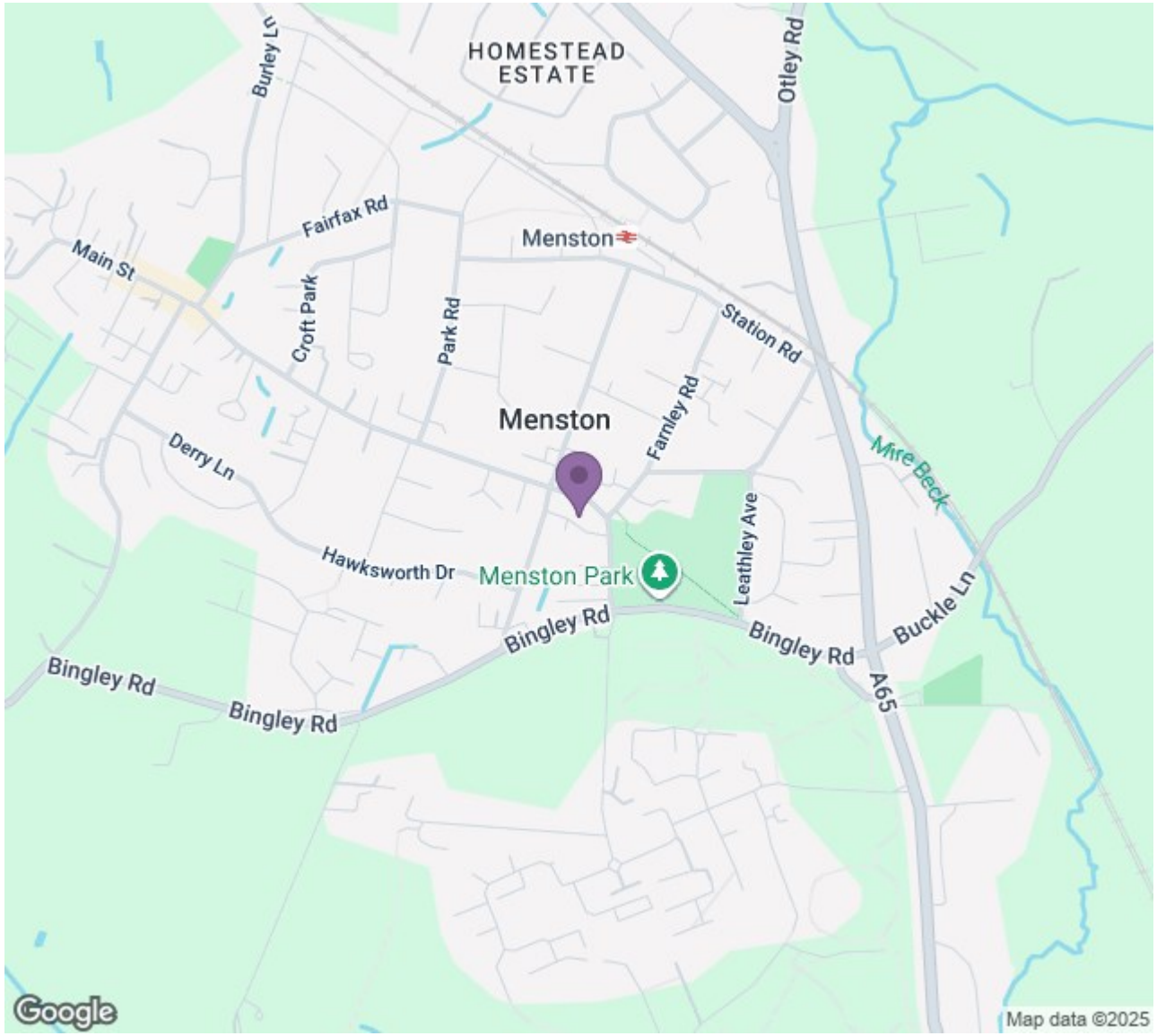
NOTE
The photographs were taken prior to the current tenancy four years ago.

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.





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