



- Stone Built Mid Terrace
- Three Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Enclosed Paved Garden to Front
- Unfurnished
- EPC Rating D
- Available late November

17 North Parade, Ilkley, LS29 8JN

This three bedrooomed mid terrace is situated just a short walk from the town centre and railway station and has an enclosed garden to the rear and an enclosed yard to the rear with outhouse. Unfurnished.

£1,050 PCM



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

Sitting Room

14'0" x 12'8" + recess

The welcoming sitting room has useful built-in cupboards, radiator, telephone point and a window to the front elevation.

Kitchen

10'7" x 7'8"

Fitted with a range of cream base and wall units having complementary laminated work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with gas hob and cooker hood over, under counter fridge and washing machine. Boiler, vinyl flooring, window to the rear elevation and door leading out to the rear. There is also a pantry with shelving, tiled floor and a freezer.

First Floor

Bedroom One

13'10" x 11'5"

With an attractive decorative fireplace, radiator and a window to the front elevation.

Bedroom Three

10'2" x 8'1"

Having a radiator and window to the rear elevation.

Bathroom

7'10" x 4'11"

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. There is also a mirrored cabinet, radiator, tiled floor and a window to the rear elevation.

Attic Bedroom

15'4" x 13'9" max

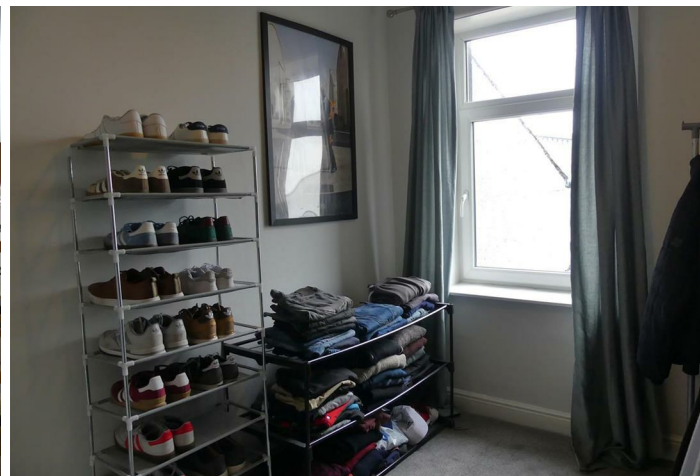
With radiator and Velux window to the front elevation.

Outside

There is an enclosed paved garden with some planting to the front and an enclosed yard to the rear with two outhouses.

Council Tax

Bradford Metropolitan District Council Tax Band C.





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		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(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