



- Spacious Family Home in a Highly Desirable Location
- Large Sitting Room
- Dining Room / Snug
- Dining Kitchen
- Master Bedroom with Spacious En-Suite Bathroom
- Three Additional Double Bedrooms
- House Bathroom
- Awaiting EPC Rating
- Lawned Gardens & Paved Terrace

9 Rupert Road, Ilkley, LS29 0AQ

This lovely spacious family home is located in a prestigious area of Ilkley and offers four bedroomed accommodation including a large dual aspect sitting room, dining room / snug, dining kitchen, downstairs cloakroom, en-suite to master bathroom, double garage and lawned gardens. Unfurnished.

£2,500 PCM



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

PORCH

16'4" x 13'1" x 16'4" x 0'0"

With exposed stone walls and pendant light fitting.

ENTRANCE HALL

18'3" max x 6'2" max

Having wood effect flooring, cloaks cupboard, understairs cupboard, coving, radiator and telephone point.

SITTING ROOM

21'1" x 12'5"

This bright spacious reception room has a fireplace with coal effect gas fire, newly fitted carpet, built in cupboards, two radiators, TV aerial point, wall lights, bay window to the front and French doors leading out to the rear garden.

DINING ROOM / SNUG

12'3" x 9'11"

Having a radiator, bay window to the rear, coving and a serving hatch to from the kitchen.

DINING KITCHEN

23'7" x 10'11" overall

KITCHEN

11'3" x 10'11"

Fitted with a range of cream base and wall units having complementary work surfaces, matching splash backs and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and grill with stainless steel cooker hood over. There is also plumbing for a dishwasher, a radiator, window to the side elevation, recessed spot lights and wood effect flooring.

Opening to:





DINING AREA

11'7" x 10'11"

With wood effect flooring, coving, radiator, windows to the side and rear elevation and French doors leading out to the paved terrace.

W.C

6'2" x 4'9" + recess

Having a white low suite w.c and pedestal basin, radiator, built in cupboard, wood effect flooring and a window to the side elevation.

FIRST FLOOR LANDING

With coving, picture light, radiator, newly fitted carpet and a window to the side elevation.

BEDROOM TWO

13'8" x 10'5"

With radiator, telephone point, recessed cupboard housing a hot water tank and a window to the front elevation.

BEDROOM THREE

10'10" x 9'10"

With a radiator, coving, wall light and window to the rear elevation.

BEDROOM FOUR

10'4" x 9'10"

With radiator, coving, built in wardrobes with cupboards above and a window to the rear elevation.



HOUSE BATHROOM

6'6" x 6'0"

Fitted with a panelled bath having an electric shower over and glazed screen, vanity unit with wash basin, heated towel rail, shaver point and opaque window to the front elevation.

SEPARATE W.C.

6'1" x 2'7"

Having a low suite w.c. part tiled walls, wood effect flooring and an opaque window to the front elevation.



MASTER BEDROOM

14'7" x 10'9" + door recess

Having a range of fitted wardrobes with cupboards above, radiator, coving, telephone point and a window to the rear elevation.

EN-SUITE BATHROOM

12'3" x 6'1"

Having a panelled bath, large walk in shower enclosure with rainfall shower head, low suite w.c. and wash basin. There is also an extractor fan, towel radiator and large opaque window to the front elevation.

INTEGRATED GARAGE

17'9" x 16'10"

Large garage with roller door to the front and internal door to the hallway. The garage houses the boiler and has a tap and a window to the side elevation.

GARDENS

There is a lawned garden area to the front and a mature lawned garden with paved terrace to the rear.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band G.

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

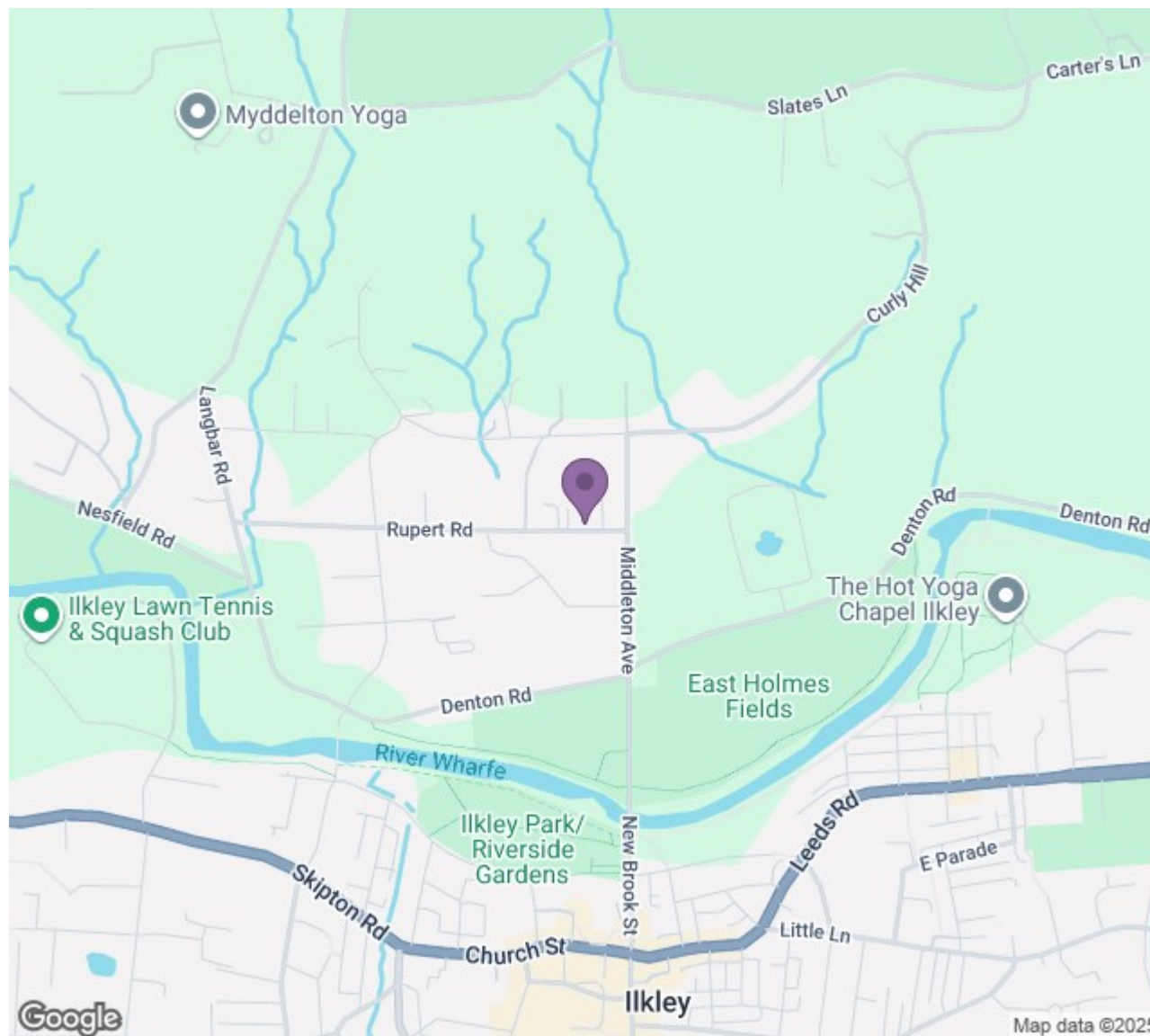
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 and 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