



- Spacious First Floor Apartment
- Open Plan Living Area with Fully Equipped Kitchen
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Modern Bathroom
- Allocated Car Parking Space
- EPC Rating: C
- Available end January

## 4 Arkendale Court Melbeck Close, Menston, Ilkley, LS29 6RS

This stylish two bedroomed first floor apartment has lovely large windows affording views of the well maintained grounds. The property briefly comprises an entrance hall, open plan living room with well equipped kitchen, master bedroom with en-suite, second double bedroom, house bathroom and an allocated car parking space. Unfurnished.

**£1,150 PCM**





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

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

With stairs to the first floor.

##### FIRST FLOOR

##### HALLWAY

15'8" x 3'8"

With entry phone, radiator, boiler cupboard and built in cloaks cupboard.

##### OPEN PLAN LIVING AREA

18'3" x 15'3"

##### SITTING ROOM AREA

The lovely living room has two large windows with views over the communal grounds to the front, television points, telephone point and two radiators.

##### KITCHEN AREA

The well equipped kitchen is fitted with a modern range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. The integrated appliances comprise a fridge freezer, electric oven, four ring gas hob, microwave oven, dishwasher and washing machine. Recessed spot lights.

##### MASTER BEDROOM

9'9" x 9'4"

Having a television point, telephone point, radiator and large window.

##### EN-SUITE SHOWER ROOM

6'9" x 5'3"

The stylish shower room is fitted with a large walk in shower having a rainfall shower head, low suite w.c. and vanity unit wash basin. There is also a shaver point, heated towel rail, recessed spot lights and a window.

##### BEDROOM TWO

11'3" x 9'1"

A double bedroom having a radiator and window to the front elevation.

##### BATHROOM

7'4" x 7'0"

Beautiful bathroom fitted with a white suite comprising bath with rainfall shower over, low suite w.c. and vanity unit wash basin. Tiled floor and part tiled walls. Shaver point, recessed spot lights and two large heated towel rails.

##### PARKING

The property has one allocated car parking space.

##### NOTE

Please note that this property does not accept pets.

##### COUNCIL TAX

Leeds City Council Tax Band C.





#### ADDITIONAL NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

#### 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.

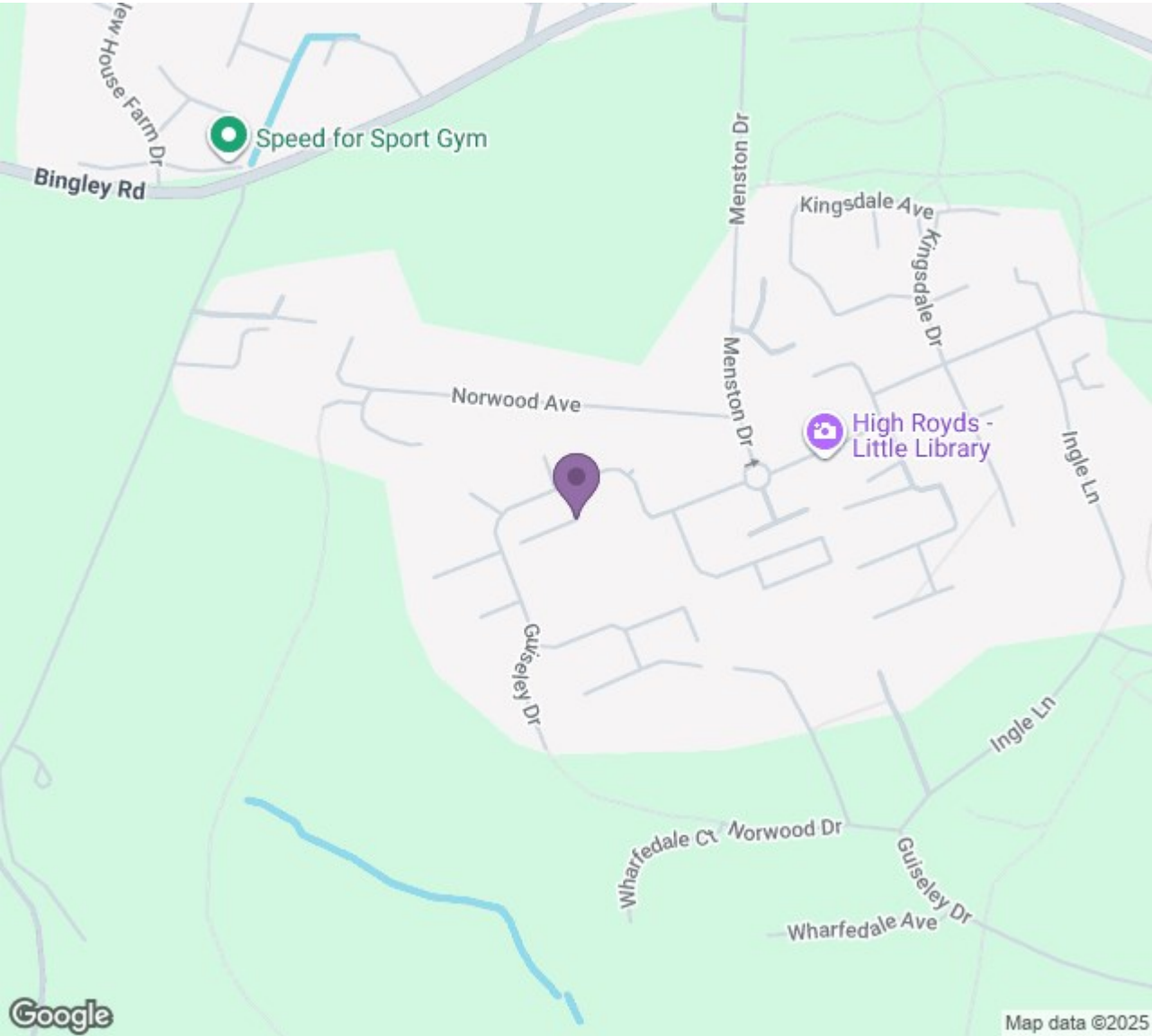
#### PAYMENTS

1. A holding fee equivalent 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 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>	71	71
(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 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