



- Refurbished to High Standard
- Open Plan Living
- Two Bedrooms
- Spacious Bathroom
- Courtyard Garden with Store
- Convenient Location
- EPC Rating: D
- Available early January

## 13 Little Lane, Ilkley, LS29 8EA

This smartly presented two bedroomeed mid terraced house is located just a short walk from the train station and local amenities. The accommodation has been finished to a high standard throughout, retains some original features, and briefly comprises an open plan living space and kitchen, two bedrooms, bathroom and a paved garden area . Unfurnished.

**£950 PCM**



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

#### GROUND FLOOR

##### OPEN PLAN LIVING AREA

20'11" x 13'6"

##### LIVING ROOM AREA

13'6" x 12'11"

With the original stone flooring and fitted cupboards, radiator, coat hooks and a window to the front elevation.

##### KITCHEN AREA

10'7" x 9'6"

Fitted with a range of pale grey Shaker style base and wall units having complementary wood effect work surfaces and stainless steel sink unit with mixer tap. Appliances comprise a slimline dishwasher, electric oven, induction hob and cooker hood. Space for a fridge freezer. Stone flooring, window and door to the rear. Just off the kitchen there is a small keeping cellar.

#### FIRST FLOOR

##### BEDROOM ONE

13'5" x 10'10"

With original decorative fireplace, fitted cupboard, radiator and a window to the front elevation.

##### BATHROOM

9'2" x 8'0"

The spacious bathroom is fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low suite w.c. Heated towel rail, extractor fan, mirror-fronted cabinet, vinyl flooring and window to the rear elevation. A fitted cupboard houses the boiler and washing machine.

#### SECOND FLOOR

##### BEDROOM TWO

20'5" x 13'5"

A large double bedroom with dormer window providing views of Ilkley Moor, two eaves storage cupboards and a radiator. The size of this room lends itself to also include space to set up a home office.



## OUTSIDE

Courtyard garden to the rear with store.

## COUNCIL TAX

Bradford Metropolitan Council Tax Band B.

## PLEASE NOTE

The photographs were taken prior to the current tenancy.

## AGENTS NOTES

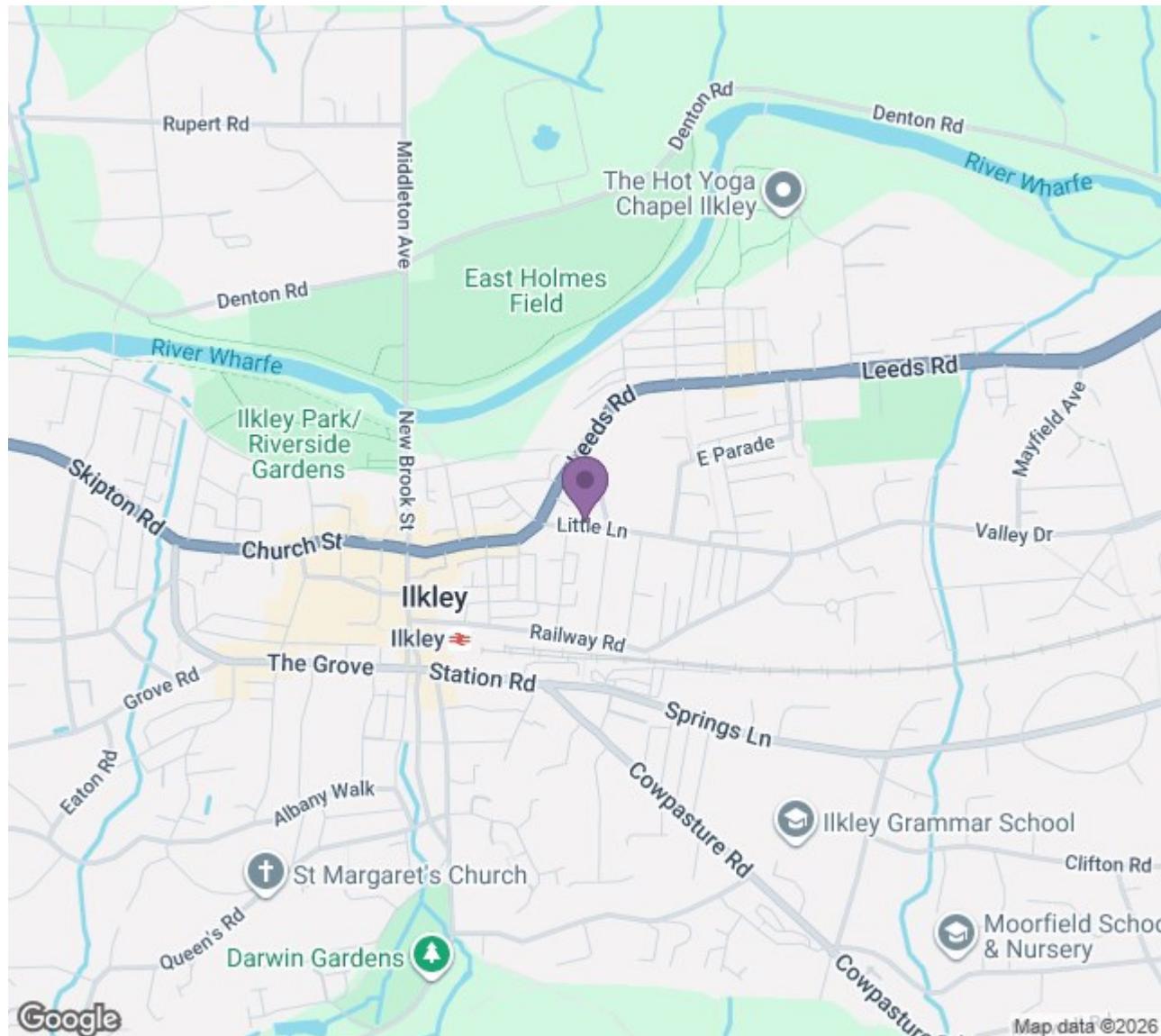
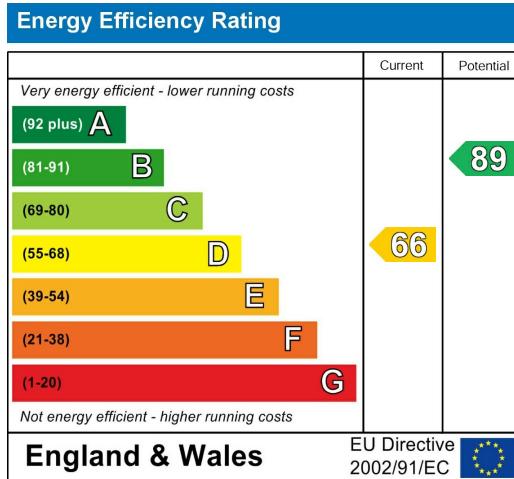
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.



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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 and 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