



- Spacious First Floor Apartment
- Private Entrance
- Bright Sitting Room
- Well Equipped Kitchen
- Two Bedrooms
- Bathroom
- Separate WC
- EPC Rating C
- Unfurnished

## Flat 2, 4 Grange Avenue, Ilkley, LS29 8NU

This spacious first floor apartment is located on a pleasant residential street just a five minute walk from Ben Rhydding train station and within walking distance of all the town centre amenities in Ilkley. The property briefly comprises a private entrance, hallway with store room, sitting room, kitchen, two bedrooms, bathroom, separate w.c. and allocated parking space. Unfurnished.

**£875 PCM**





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

### Ground Floor

#### Entrance Hall

Private entrance with radiator, coat hooks, built in cupboard and stairs to the first floor.

#### First Floor

#### Hallway

With radiator, coving, telephone point and a window to the side elevation. Juts off the hallway is a storage room housing the boiler and having fitted shelving.

#### Sitting Room

14'11" x 12'11"

Lovely bright room having windows to the front and side elevations, electric fire with attractive fireplace, television and telephone points, coving and ceiling rose.

#### Kitchen

11'1" x 8'4"

Fitted with a range of cream base and wall units having laminated work surfaces, tiled splash backs and cream sink unit with mixer tap. Appliances comprise an integrated electric oven & hob, four ring gas hob with cooker hood over, fridge freezer and washing machine. There is also a radiator, ceiling mounted clothes airer, wood effect vinyl flooring and a window to the rear elevation.

#### Bedroom One

14'2" x 12'5" max

Having coving, radiator, built-in cupboard and a window to the side elevation.

#### Bedroom Two

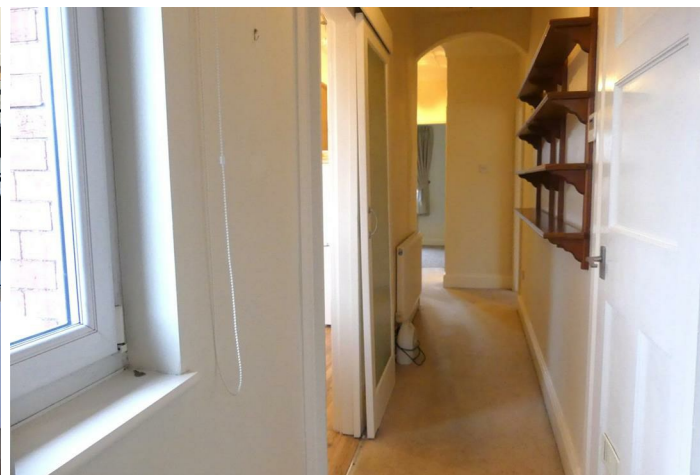
9'5" x 8'8"

With a radiator and a window to the front elevation.

#### Bathroom

7'11" x 5'9"

Fitted with a panelled bath, separate shower cubicle with thermostatic shower and vanity unit with wash basin. There is also a heated towel rail, mirrored cabinet, shaving mirror, wood effect vinyl flooring, fully tiled walls and a window to the rear elevation.





### W.C.

4'8" x 2'9"

Fitted with a low suite w.c. and wall-mounted hand wash basin. Wood effect vinyl, part tiled walls, heated towel rail and a window to the rear elevation.

### Parking

The property has a designated parking space on the drive.

### 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.

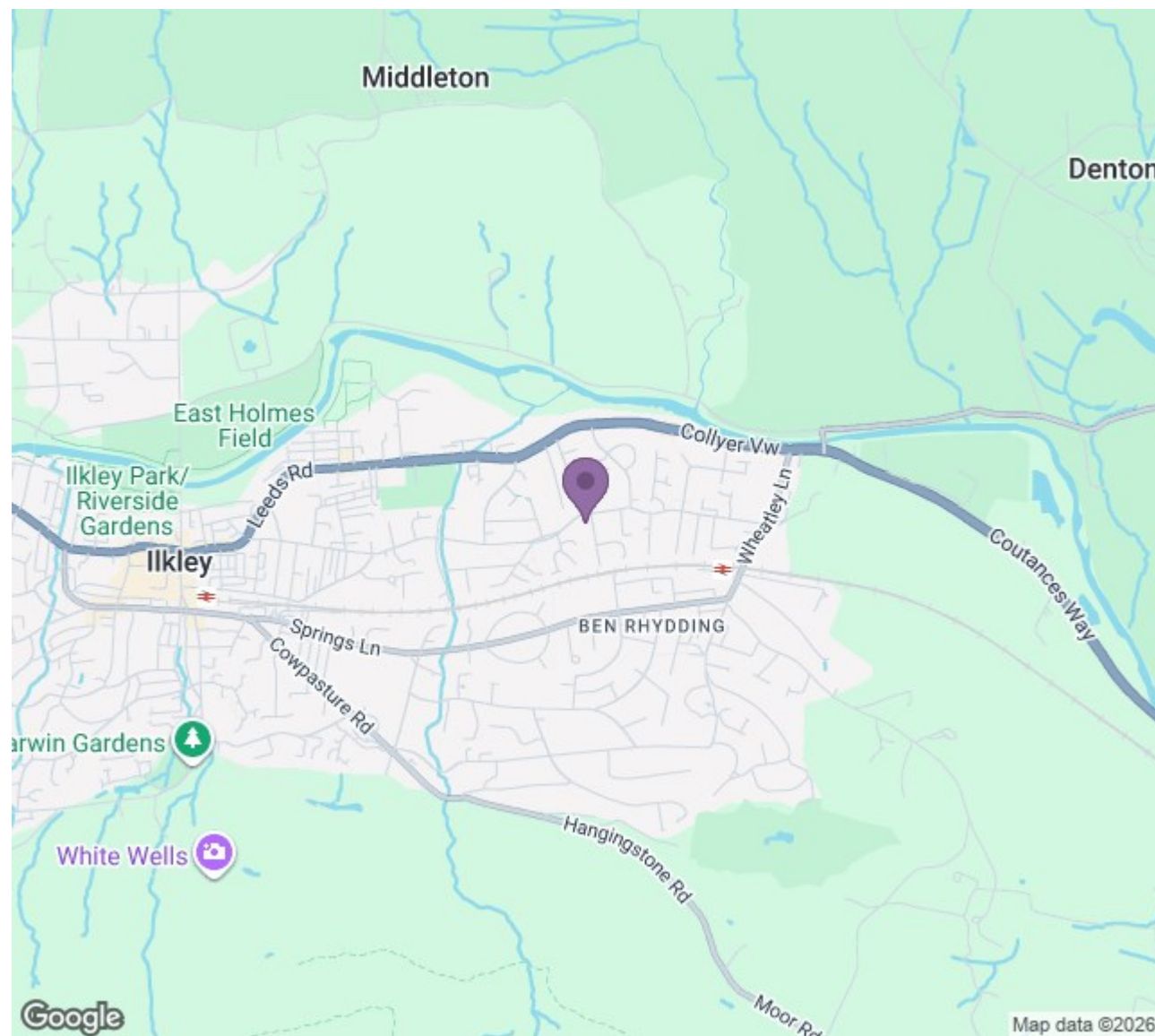






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LETTING  
SPECIALISTS



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

[www.whitakercadre.com](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto: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.