



- One Bedroomed Retirement Apartment
- Sitting Room with Balcony
- Well Equipped Kitchen
- Spacious Bedroom
- Large Shower Room
- Well Maintained Communal Garden to Rear
- EPC Rating: B
- Available Furnished or Unfurnished
- Carers on Site 24 hours

## 41 Emmandjay Court Valley Drive, Ilkley, LS29 8PF

This well presented first floor apartment for OVER 60's, is part of a highly regarded retirement development at Emmandjay Court, with pleasant communal enclosed gardens to the rear and parking to the front. The accommodation briefly comprises an entrance hall, bright sitting room with French doors to a balcony, modern kitchen, spacious bedroom and shower room. Available Furnished or Unfurnished.

**£975 PCM**



This lovely bright and homely retirement apartment has a secure entrance and communal gardens, lift access and offers accommodation comprising...

### **Communal Entrance**

A welcoming entrance with secure access and lift to the upper floors.

### **First Floor**

#### **Entrance Hall**

7'3" x 6'0"

The spacious entrance has a radiator, coat hooks, coving and an alarm cord. A storage cupboard off has shelving and light.

#### **Sitting Room**

15'5" x 14'5"

The bright sitting room has a window to the front elevation as well as a door leading out to a balcony. There are also two radiators, television and telephone points, wall light, coving and an entry phone.

Opens to:

#### **Kitchen**

8'6" x 7'11"

Fitted with a modern range of base and wall units having complementary wood effect work surfaces, tiled splash backs and a stainless steel sink unit. Appliances comprise an integrated electric oven, four ring hob with cooker hood over, integrated fridge freezer, integrated washer dryer and integrated dishwasher. Wood effect flooring, coving, under unit lights and recessed spotlights.

#### **Bedroom**

15'5" x 11'0"

The spacious bedroom has two built in wardrobes, radiator, television and telephone points, coving and a window to the front elevation.

#### **Shower Room**

7'10" x 7'3"

Accessible from both the bedroom and the hall the spacious shower room has a walk in shower with fixed glass screen, w.c. and wall hung basin. There is also a heated towel rail, radiator, shaver point, extractor fan, recessed spotlights, vinyl flooring and fully tiled walls.





### Communal Grounds

The property has well maintained enclosed communal gardens to the rear and there is parking available to the front.

### Service Charge

A monthly service charge, currently £777.50, is payable in addition to the rent.

### 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.

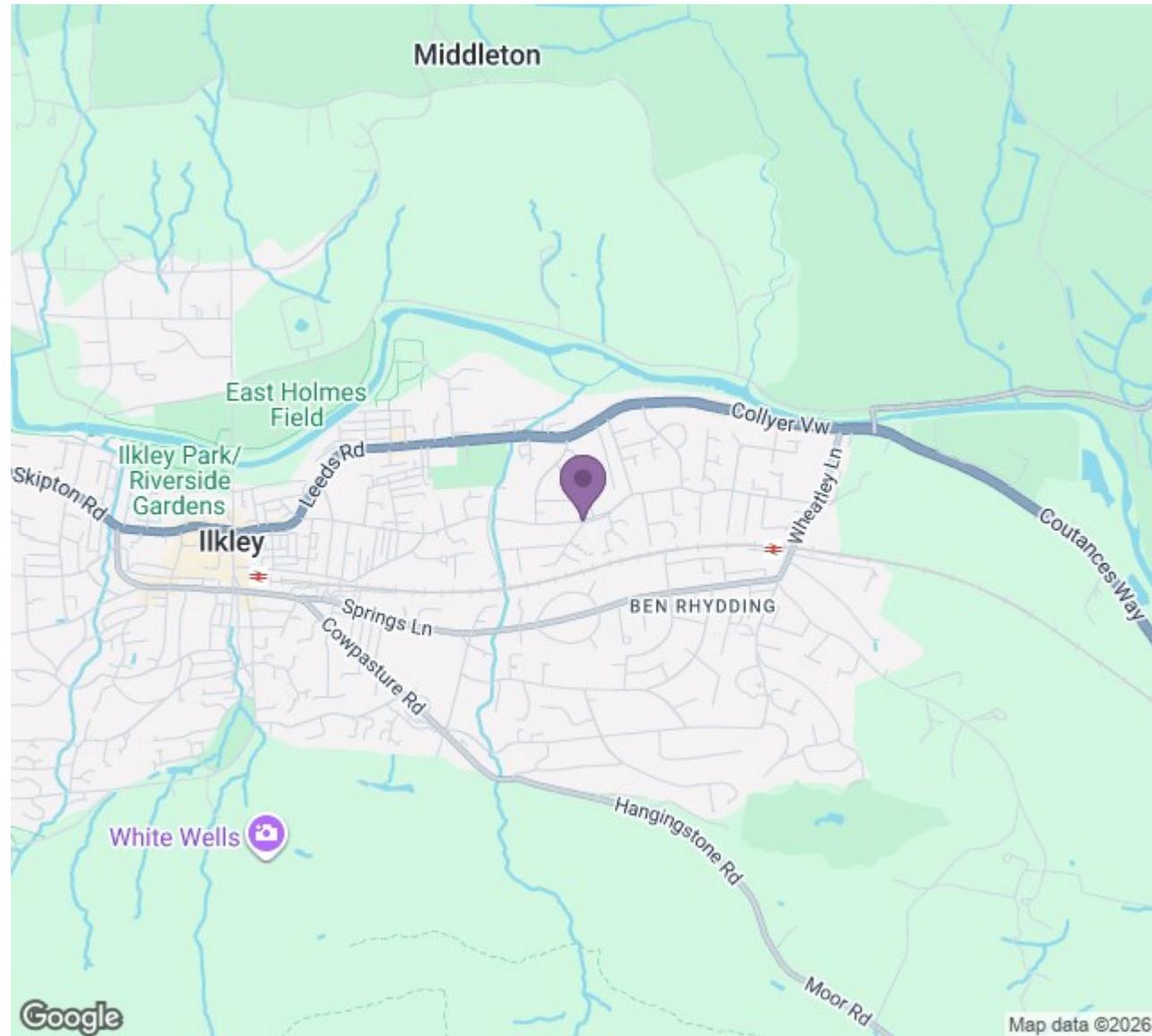
### Payments

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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(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 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