WHITAKER CADRE LETTING SPECIALISTS

- Top Floor Apartment
- Central Location
- Three Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- EPC Rating E
- Short Walk to Train Station
- Unfurnished, or £1,195 if let Fully Furnished

Apartment 2, 58a The Grove, Ilkley, LS29 9PA

£1,095 PCM

*** £1,195 pcm if let Furnished ***
This lovely top floor apartment is located on The Grove in the heart of Ilkley, just a short walk from the train station and having a wide range of shops, bars, cafes and restaurants within a few minutes walk. The property offers accommodation briefly comprising a hall, sitting room, kitchen, three bedrooms and bathroom. Unfurnished.

This top floor apartment offers accommodation comprising...

Ground Floor

Communal Entrance
With stairs to the upper floors.

Private Entrance Hall
Having an entry phone, two radiators and built in cupboards providing useful storage.

Sitting Room
16'2" x 14'5"
Spacious room with decorative open fireplace, two radiators and window to the front elevation

Kitchen
15'6" x 7'7"
Fitted with a range of modern base and wall units with tiled splash backs incorporating an electric oven and hob with extractor hood over and integral slimline dishwasher. Plumbing for an automatic washing machine and radiator. Window to the rear elevation.

Bedroom One
16'8" to recess x 10'2"
Double room with radiator and window to the front elevation

Bedroom Two
20'8 x 9'7"
Double room with two radiators and window to the rear elevation.

Bedroom Three / Study
14'11" x 7'0"
With a radiator and a sash window to the rear elevation.

Bathroom
Fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and pedestal wash basin. There is also a heated towel rail, extractor fan, vinyl flooring and a window to the rear elevation.

Council Tax

Bradford Metropolitan District Council - Band tba

Agent Notes

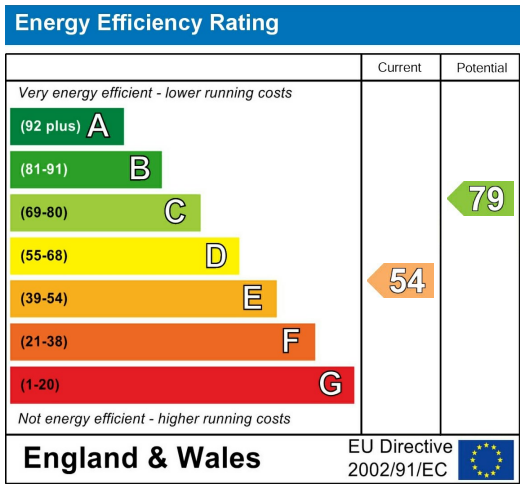
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

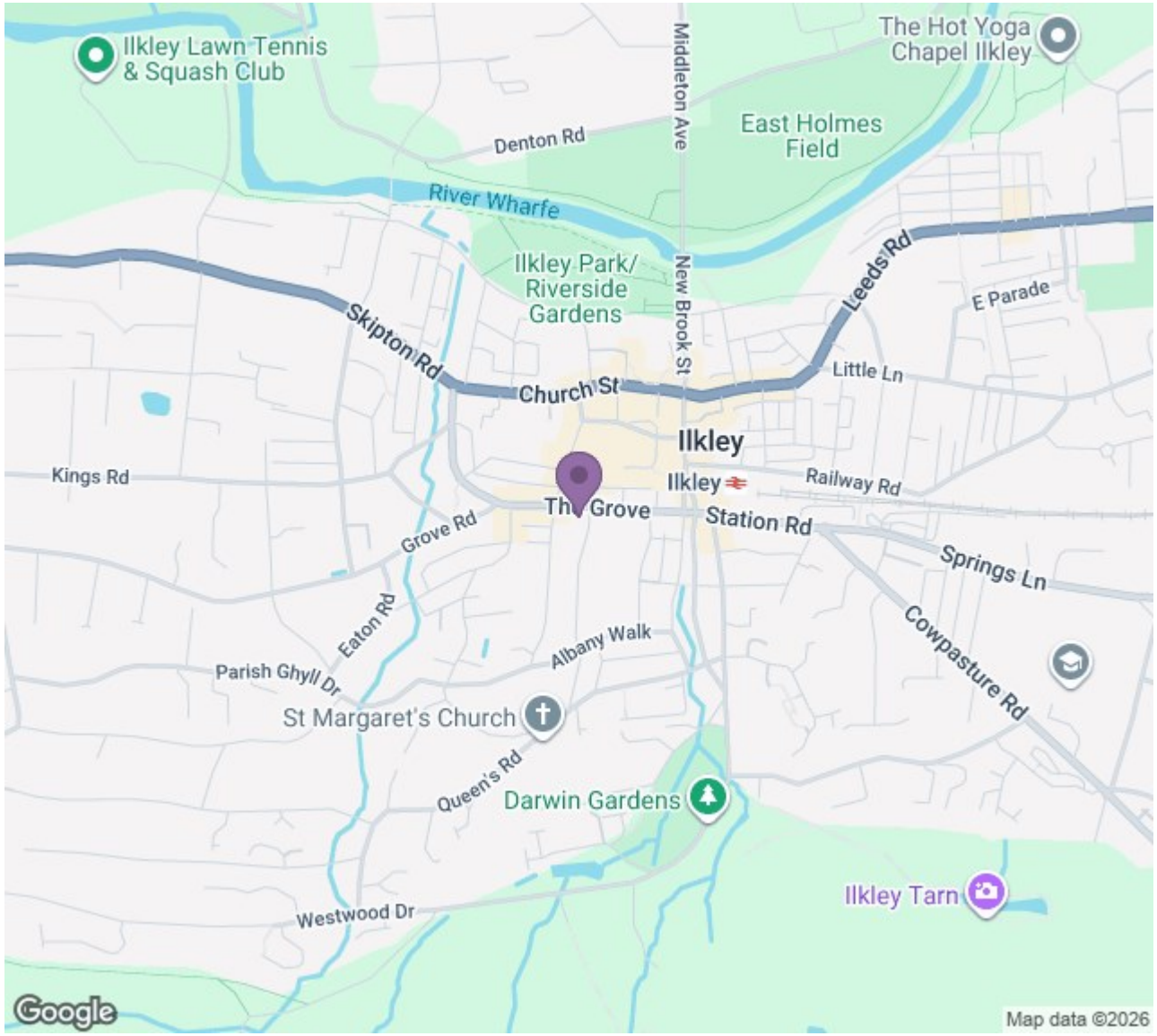
Rental Procedure

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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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