



- Mid Terrace
- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- On Street Parking
- EPC Rating C
- Unfurnished
- Available Now

5 East Parade, Ilkley, LS29 8JP

This newly decorated mid terrace, situated just a short stroll from the railway station and town centre, offers accommodation briefly comprising a sitting room, dining kitchen, three bedrooms, bathroom and w.c. Unfurnished.

£995 PCM



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

Sitting Room

15'2" x 14'9" to bay

Having an open fire with wooden surround and marble hearth, radiator, ceiling cornice, laminate flooring and bay window to the front elevation.

Dining Kitchen

12'8" x 12'0"

Fitted with a range of wood effect base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated double oven and a ceramic hob with cooker hood over. There is also space for a fridge freezer and tumble dryer plus plumbing for a washing machine. Tile effect laminated flooring and heated towel rail.

First Floor

Bedroom One

15'2" x 11'5"

Having an ornamental fireplace, radiator, picture rail and a window to the front elevation.

Bathroom

12'7" x 9'2"

Fitted with a white suite comprising a panelled bath, Quadrant shower enclosure with thermostatic shower and pedestal wash basin. There is also a heated towel rail, fitted storage cupboard and a window to the rear elevation.

W.C.

Fitted with a low suite w.c. and wash basin. There is also a window to the rear elevation.

Second Floor

Bedroom Two

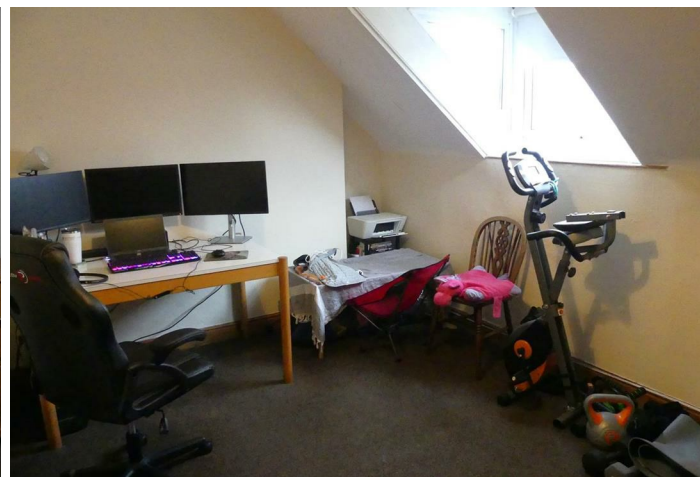
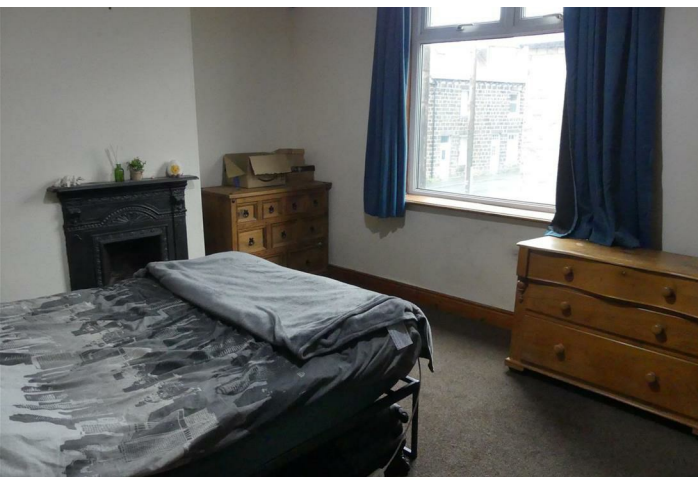
14'0" x 9'5"

Having a radiator and a dormer window to the front elevation.

Bedroom Three

8'4" x 8'1"

Having a radiator and a Velux window to the rear elevation.





Outside

To the rear of the property there is a yard with gate and a lockable outhouse for storage.

Council Tax

Bradford Metropolitan District Council Tax Band C.

Agent Notes

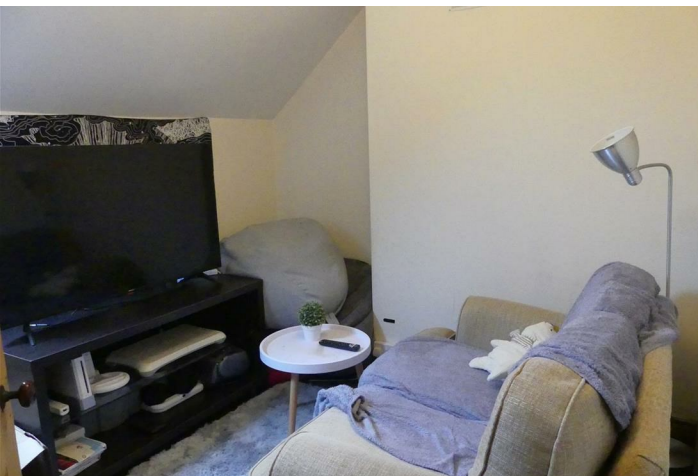
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

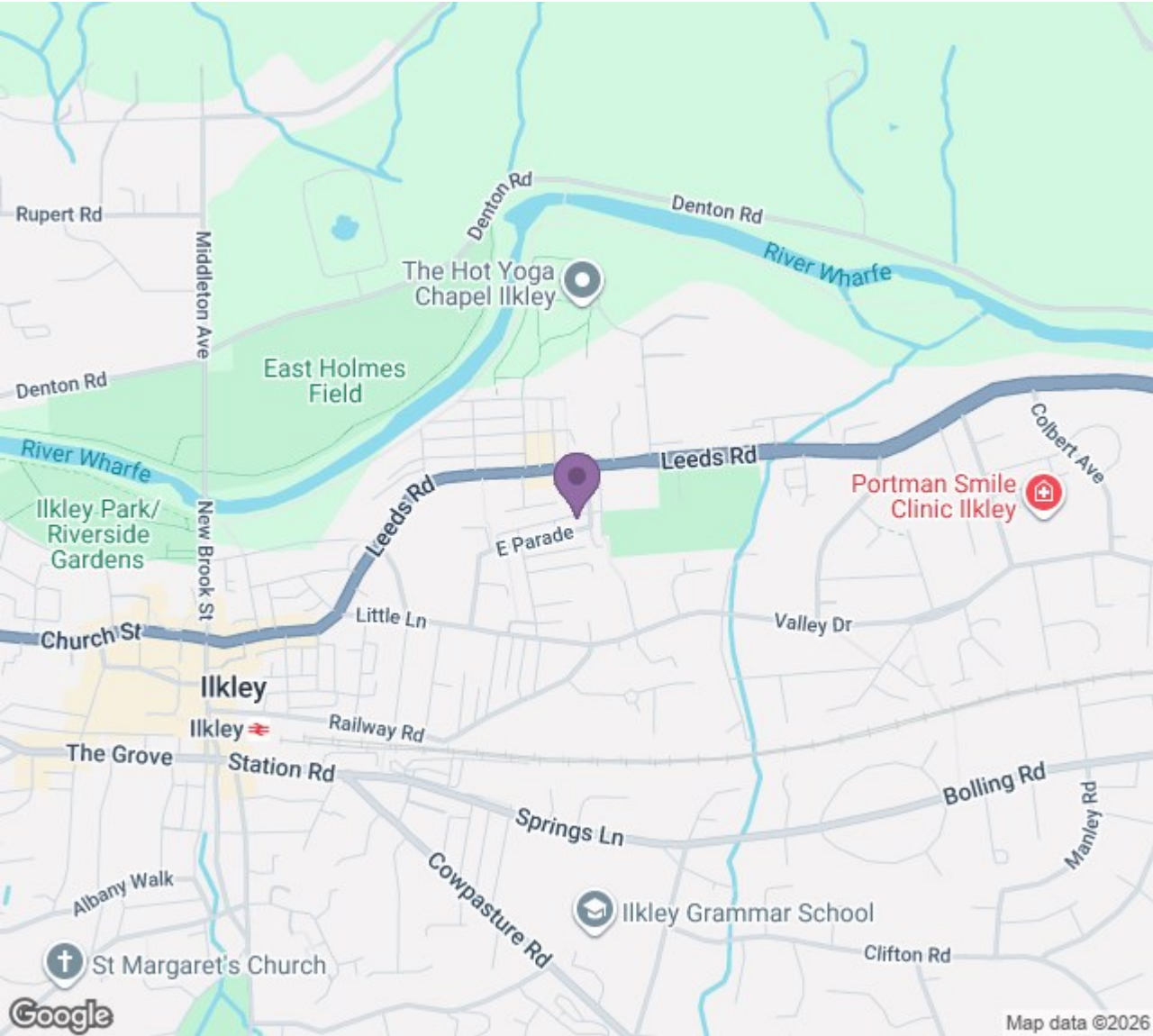
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

www.whitakercadre.com
01943 328343
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 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