



- First Floor Apartment
- Open Plan Living Room
- Well Equipped Kitchen
- Double Bedroom
- Modern Bathroom
- Parking Space
- Close to Railway Station
- EPC Rating: B
- Unfurnished

## Flat 2, Menstone, 104 Bradford Road, Menston, Ilkley, LS29 6BX

This modern one bedoomed apartment is located just a short walk from Menston train station with direct links to Leeds, Bradford and Ilkley and has an open plan living area with well equipped kitchen, modern bathroom and hallway. Unfurnished. EPC Rating: B

**£795 PCM**



This modern apartment, with double glazing, electric heating and approximate room sizes, comprises...

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

Shared with three other apartments, the communal hall has stairs to the first floor.

#### FIRST FLOOR

##### ENTRANCE HALL

10'10" x 3'9"

With an entry phone system, electric radiator, alarm panel, recessed store cupboard housing the hot water cylinder and laminate flooring.

##### OPEN PLAN LIVING AREA

26'1" x 11'9"

The bright living room has two windows to the front elevation, telephone point, television point, two electric radiators and laminate flooring. The kitchen is fitted with a range of base and wall units incorporating cupboards and drawers with co-ordinating work surfaces having a tiled splash back. Stainless steel sink unit with mixer tap, integrated Lamona electric oven with a four ring electric hob having a cooker hood over. Hotpoint washer dryer and under counter fridge with ice box.

##### BEDROOM

15'0" x 9'0"

With recessed spotlights and window to the front elevation.

##### BATHROOM

7'0" x 6'6"

A white suite comprising a panelled bath with Bristan shower over, low suite w.c and pedestal wash basin. Heated towel rail, part tiled walls, recessed spotlights and laminate flooring.

##### PARKING

There is marked residents parking in the car park.

##### COUNCIL TAX

Band B.

##### PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of someone who works for, or has an interest in, Whitaker Cadre Limited.



## PET POLICY

Please note that this property does not accept pets.

## 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.

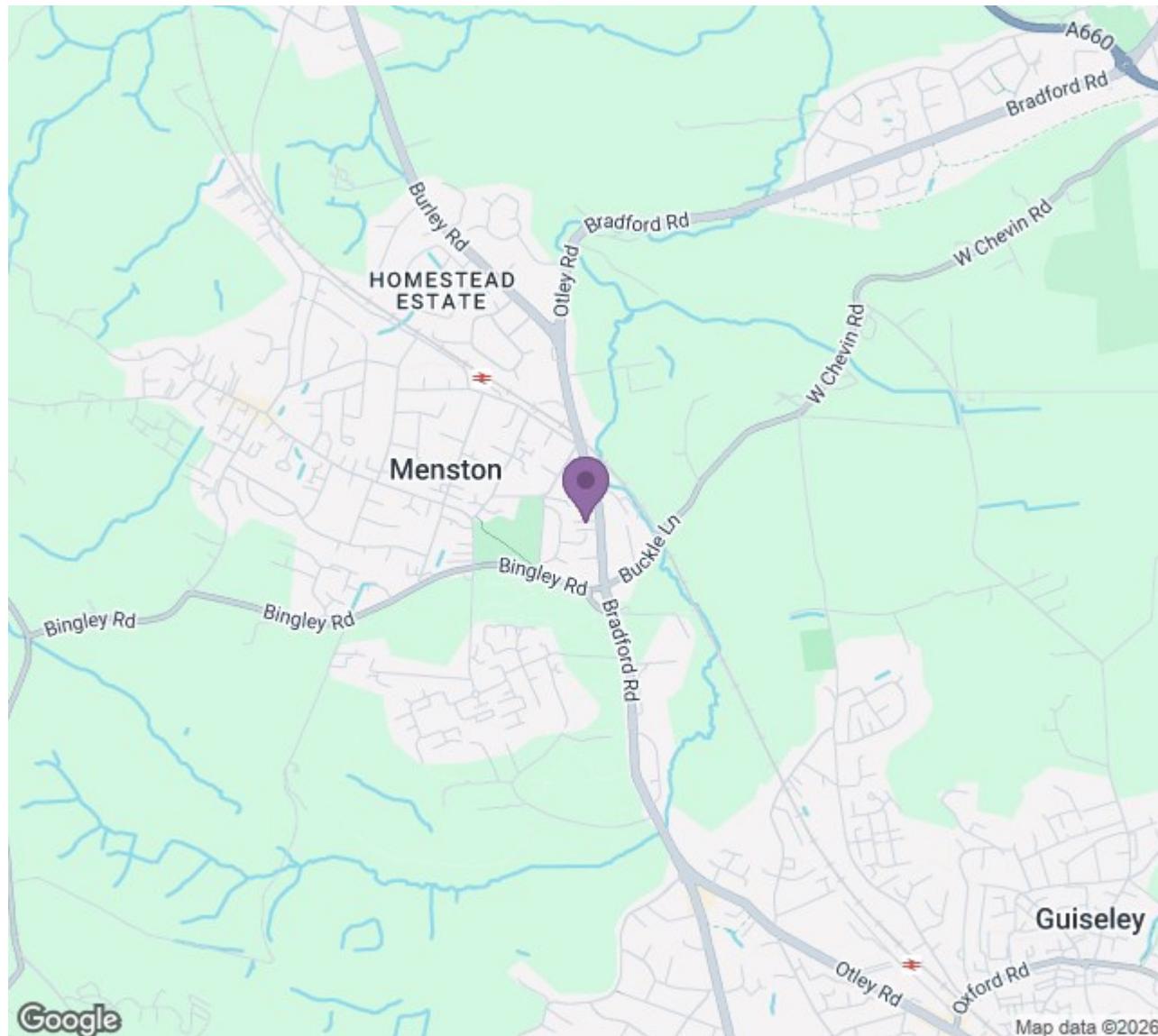
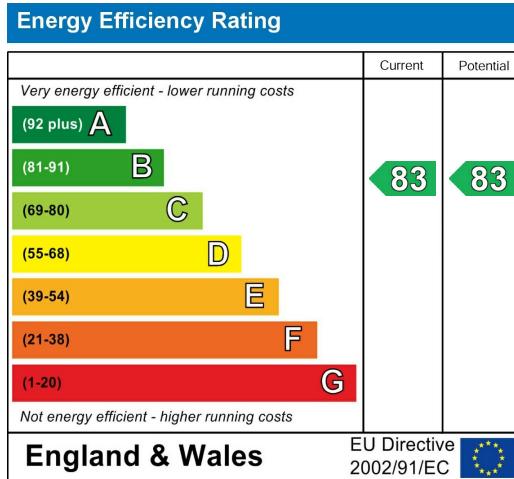
## RENTAL PROCEDURE

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