



- Modernised Town House
- Spacious Open Plan Living
- Master Bedroom with En-Suite
- Additional Double Bedroom
- House Bathroom
- Single Garage
- Central Location
- EPC Rating D
- Available end March

16 Whitton Croft Road, Ilkley, LS29 9HR

This modernised town house is located in the heart of Ilkley, just a short stroll from the train station, and has the benefit of a single garage. Available end of March.



£1,450 PCM



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

Open Plan Living Area

Comprising:

Kitchen

16'0" max x 11'11"

The beautiful modern kitchen is fitted with a range of gloss fronted base and wall units having complementary work surfaces and upstands plus a large island unit with inset sink unit. Appliances comprise a range cooker with five ring gas hob and stainless steel cooker hood, integrated fridge freezer and integrated dishwasher. There is also a radiator, recessed spot lights, wood effect flooring and a door and window to the front. Open to:

Sitting Room

16'0" max x 11'3"

Having an electric fire, wood effect flooring, radiator and recessed spot lights. Open archway through to:

Dining Room / Snug

14'4" x 8'8"

This lovely bright room has French doors leading out to a paved rear courtyard, wall lights, two Velux windows and wood effect flooring.

First Floor Landing

With recessed spot lights and a cupboard with plumbing for a washing machine.

Master Bedroom

11'1" to wardrobes x 11'0" max

Having a range of useful fitted wardrobes to one wall, recessed spot lights, radiator, TV point and a window to the rear elevation.

En-Suite Shower Room

7'10" x 4'7"

This bright en-suite is fitted with a large walk in shower having rainfall shower head and smaller shower head, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, illuminated mirrored cabinet, extractor fan, wood effect tiled floor, part tiled walls and a window to the rear elevation.

Bedroom Two

9'10" x 9'5"

Having a free-standing wardrobe, radiator, recessed spot lights, TV point and a window to the front elevation.

House Bathroom

6'1" x 5'5"

Fitted with a modern suite comprising a panelled bath with rainfall shower over and glazed screen, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, extractor fan, recessed spot lights, wood effect tiled floor, part tiled walls and a window to the front elevation.

Garage

The property has a single garage with up and over door, set just slightly away from the house.





Outside

There is a private courtyard to the rear of the property and a raised garden area to the front.

Council Tax

Bradford Metropolitan District Council Tax Band D.

Please Note

The photographs used, except the front external, were taken prior to the current tenancy.

No Pets

Please note that this property does not accept pets.

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.

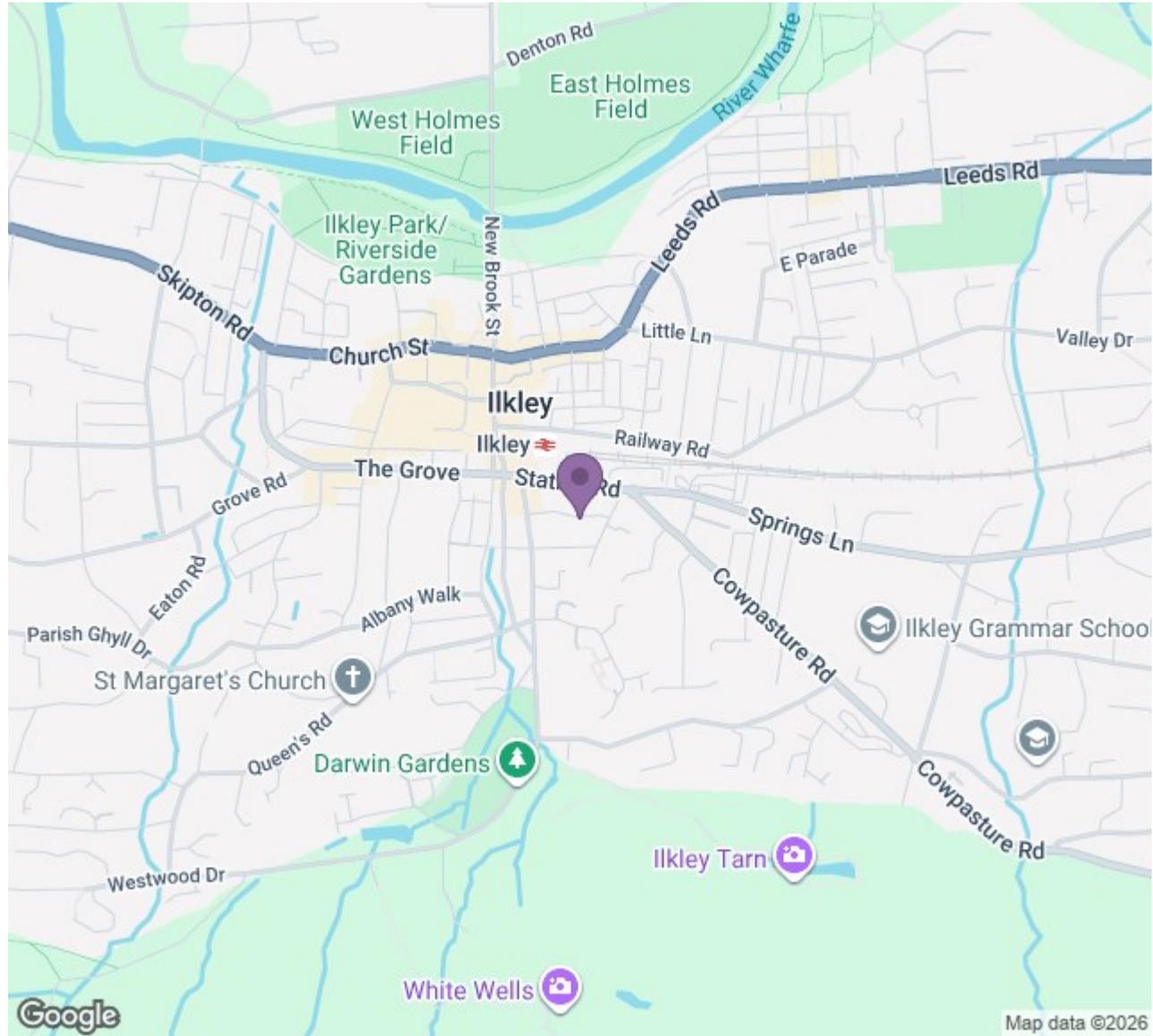
Payments

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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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