



- Beautifully Presented Apartment
- Highly Regarded Residential Location
- Spacious Well Proportioned Rooms
- En-Suite to Master Bedroom
- Dining Kitchen & Separate Utility Room
- Bright Sitting Room
- Two Allocated Parking Spaces
- EPC Rating C
- Well Maintained Communal Gardens

Apartment 8, Thorpe Hall Queens Drive, Ilkley, LS29 9HY

This characterful spacious apartment is located in a beautifully converted property located in a highly regarded residential area. The property has communal lawned gardens and long distance views to the rear and secure car parking to the front. Unfurnished.

£1,295 PCM



The apartment, with gas fired central heating and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

With sweeping grand staircase to the first floor as well as lift access.

FIRST FLOOR

HALLWAY

There is a long L shaped hallway with an entry phone, three radiators, two light wells and a cloaks cupboard,

DINING KITCHEN

14'0" x 13'9"

The lovely bright dining kitchen is fitted with a range of light wood effect base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven and grill, under counter fridge, under counter freezer and dishwasher plus a four ring gas hob with cooker hood over. There are also television and telephone points, two radiators, tile effect vinyl flooring, coving, recessed spotlights and under cupboard lighting and two sash windows to the front elevation. A cupboard off houses the boiler and hot water tank.



SITTING ROOM

18'0" x 14'0"

The generous sitting room has two radiators, television and telephone points, recessed spotlights, coving and four sash windows.



UTILITY ROOM

5'0" x 5'0"

Located off the hallway the utility is fitted with a work surface and wall unit and has a washing machine and tumble dryer. There is also an extractor fan, radiator and tile effect vinyl flooring.

HOUSE BATHROOM

12'0" x 7'6"

The stylish bathroom is fitted with a white suite comprising a panelled bath with mixer shower head, pedestal basin and low suite w.c. There is also a large wall-mounted mirror, radiator, extractor fan, shaver point, part tiled walls and two windows.

BEDROOM ONE

15'0" x 12'0"

A lovely spacious double bedroom having a radiator, coving, and two windows to the side elevation.

EN-SUITE SHOWER ROOM

7'0" x 6'0"

Fitted with a large walk in shower enclosure, pedestal wash basin and low suite w.c. There is also a shaver point, radiator, heated towel rail, extractor fan, coving and a window to the side elevation.

BEDROOM TWO

10'8" x 9'0"

Having a large fitted wardrobe, television point, radiator and three windows to the side and rear elevations.

NURSERY / OFFICE

12'0" x 7'5"

With a radiator and internal window to the hallway.





COMMUNAL GARDEN

The property is set within well maintained communal grounds with a large lawned split level garden to the rear.

PARKING

The apartment has two allocated car parking spaces.

NO PETS

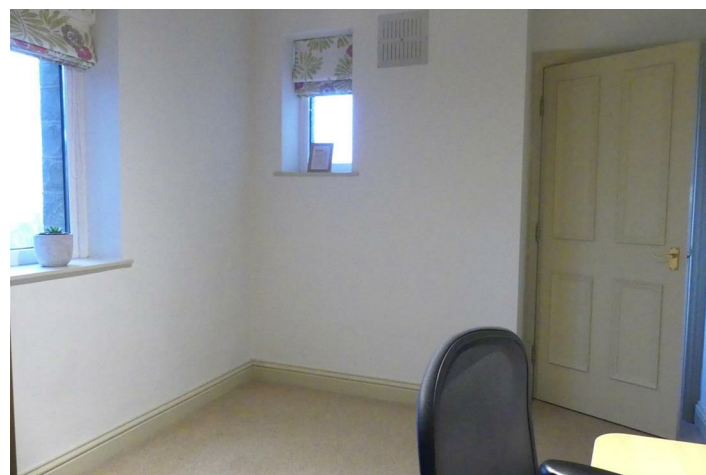
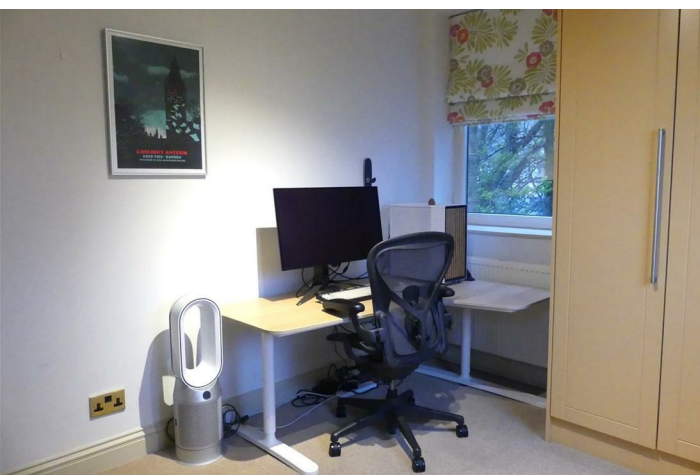
Please note that this property does not accept pets.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

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

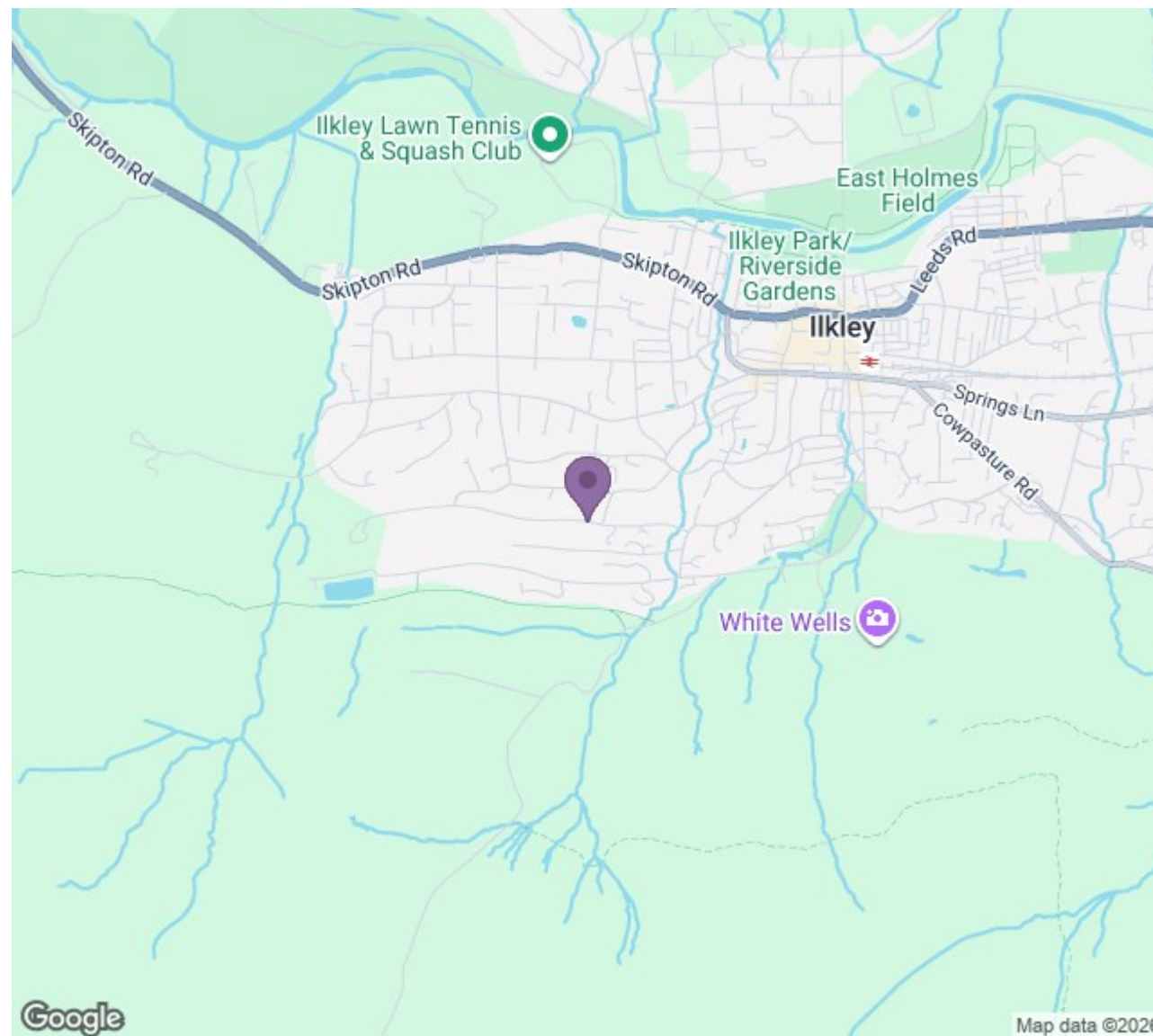
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B		
(69-80) C	77	79
(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	



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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 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.