WHITAKER CADRE LETTING SPECIALISTS

- Stylish Apartment
- Open Plan Living Area & Kitchen
- Study / Snug
- Sun Room
- Modern Bathroom
- Dressing Area to Main Bedroom
- Allocated Parking Space
- EPC Rating: E
- Fully Furnished

Flat 4, 1 Rombald Grange Crossbeck Road, Ilkley, LS29 9JL

£1,350 PCM

This beautiful, stylish two bedroomed apartment with stunning views is set in well maintained mature grounds in a popular residential area and has allocated parking to the rear. There is also a bright open plan living room and kitchen plus a bright study, ideal for those working from home. Fully Furnished.

The property, with modern electric heating, video entry phone and approximate room sizes, comprises...

COMMUNAL ENTRANCE

With carpeted stairs to the upper floors.

OPEN PLAN LIVING AREA & KITCHEN

24' 11" x 15' 10"

The stylish bright and airy living area has windows to the side and rear elevation flooding the room with light. There is a video entry phone, free-standing electric fire, laminate flooring, telephone point and three radiators. The kitchen area is fitted with a modern range of base and wall units having low level and under cabinet lighting, complementary work surfaces and sink unit, plus an island with breakfast bar. Integrated appliances comprise a fridge freezer, oven, microwave / grill, washer dryer, dishwasher and induction hob.

Six steps lead down to the:

STUDY / SNUG

9' 10" x 6' 6"

A lovely light study or snug with windows to both the side and rear elevation. Laminate flooring, radiator, telephone point and built in wall cupboards.

SUN ROOM

8' 11" x 5' 2"

Just off the living area this is an ideal spot to relax, especially on those sunny but chilly days, and has a radiator, laminate flooring and two wall lights.

INNER HALL

Leading from the kitchen through to the bedrooms and bathroom, with a built in cupboard housing the hot water tank.

MASTER BEDROOM

11' 8" x 12' 7"

The master bedroom has a sash window to the front elevation, coving, telephone point and contemporary style radiator. There is also a recessed wardrobe with lighting. Open to:

EN-SUITE DRESSING ROOM / WC

5' 1" to wardrobe x 4' 8"

An immaculately presented en-suite dressing room having a vanity unit with basin, low suite w.c. and fitted wardrobe.

BEDROOM TWO

10' 6" max x 8' 0"

A second double bedroom with a high level window to the side elevation, coving, laminate flooring and radiator.

BATHROOM

8' 0" x 6' 6"

A beautiful modern bathroom fitted with a large bath with handheld shower attachment, vanity unit with basin and a low suite w.c. There is also concealed mood lighting, USB port, an illuminated mirror and useful fitted cupboard. Fully tiled walls and a sash window to the side elevation.

OUTSIDE

The property is set within beautifully maintained mature communal grounds.

PARKING

The apartment has an allocated block paved parking space to the rear.

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.

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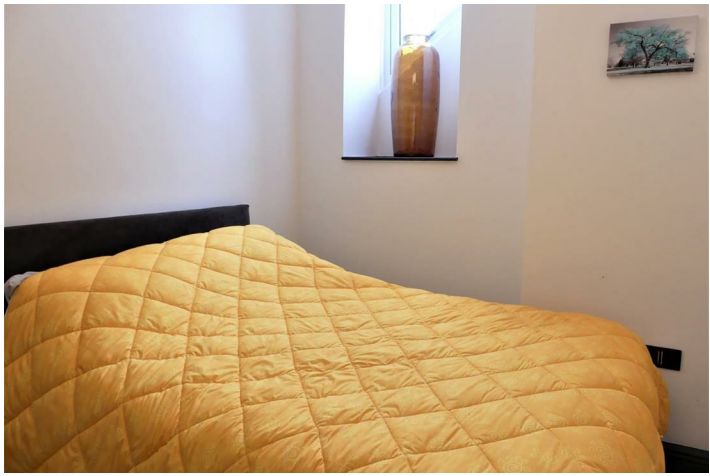

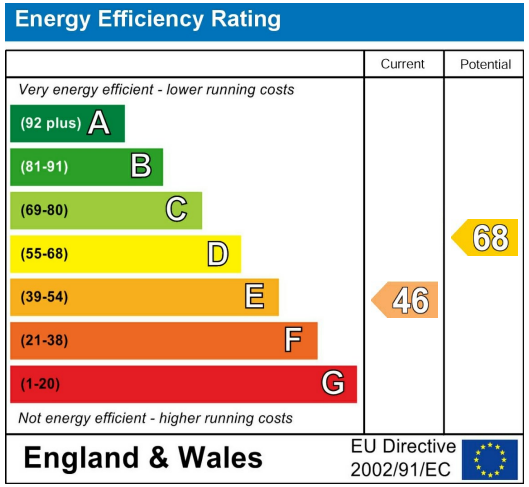

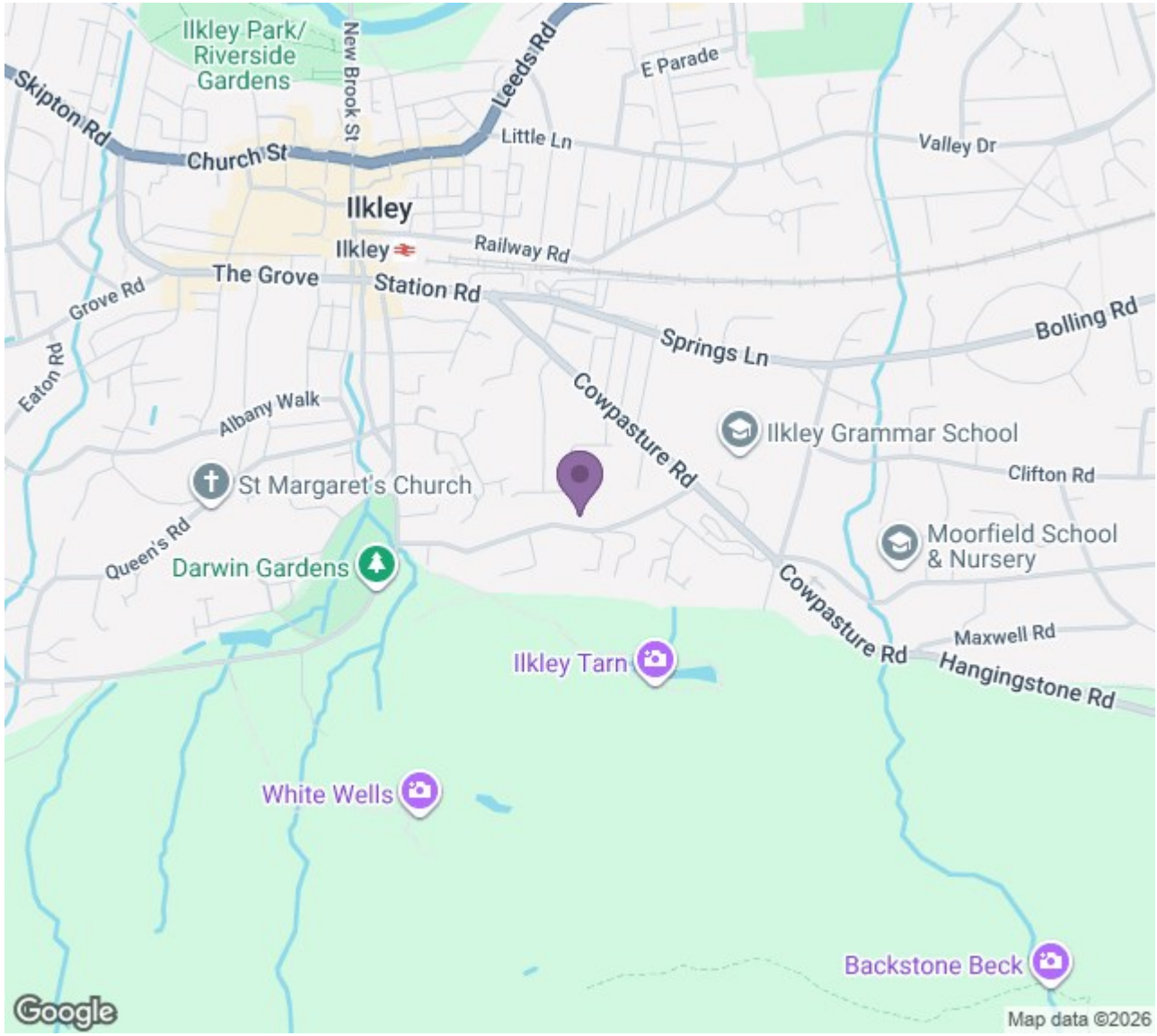

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements