



- First Floor Apartment
- Two Bedrooms
- Sitting Room
- Kitchen
- Shower Room
- Hallway with Storage Room
- Single Garage
- EPC Rating: C
- Available Now

## Flat 1, Parish Ghyll Court Parish Ghyll Road, Ilkley, LS29 9NE

This first floor apartment is conveniently located in the heart of Ilkley and has been newly carpeted and decorated throughout. The accommodation briefly comprises a hall with useful storage cupboard, sitting room with bay window to the front, well equipped kitchen, two bedrooms and a shower room. There is also a single garage. Unfurnished.

**£895 PCM**





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

### Ground Floor

#### Communal Entrance

With stairs to the upper floors.

#### First Floor

#### Entrance Hall

With entry phone, radiator and a cupboard housing the boiler.

#### Kitchen

8'4" x 5'7"

Fitted with a range of white gloss fronted base and wall units having laminated work surfaces, tiled splash backs and circular stainless steel sink unit with mixer tap. Appliances comprise an electric oven and grill with four ring hob, cooker hood, fridge freezer, washer dryer and integrated slimline dishwasher. There is also a radiator and a window to the front elevation. Wood effect flooring.

#### Sitting Room

16'8" max + bay x 12'2" max

With a bay window to the front elevation, television and telephone points, coving and radiator.

#### Storage Room

4'6" x 4'2"

Located just off the hall and having light and power.

#### Bedroom One

14'9" x 9'1"

Having a recessed walk in wardrobe, radiator and a window to the rear elevation.

#### Bedroom Two

11'1" max x 8'9"

Having a built in wardrobe, radiator and a window to the rear elevation.

#### Shower Room

7'4" x 5'6"

The modern shower room is fitted with a white suite comprising a large walk in shower with electric shower, low suite w.c. and pedestal wash basin. There is also a heated towel rail, extractor fan and illuminated cabinet. Fully tiled walls and wood effect vinyl flooring.





### Single Garage

16'5" x 8'0" min

Located below the apartment, the garage has an up and over door, light and power and a tap.

### 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

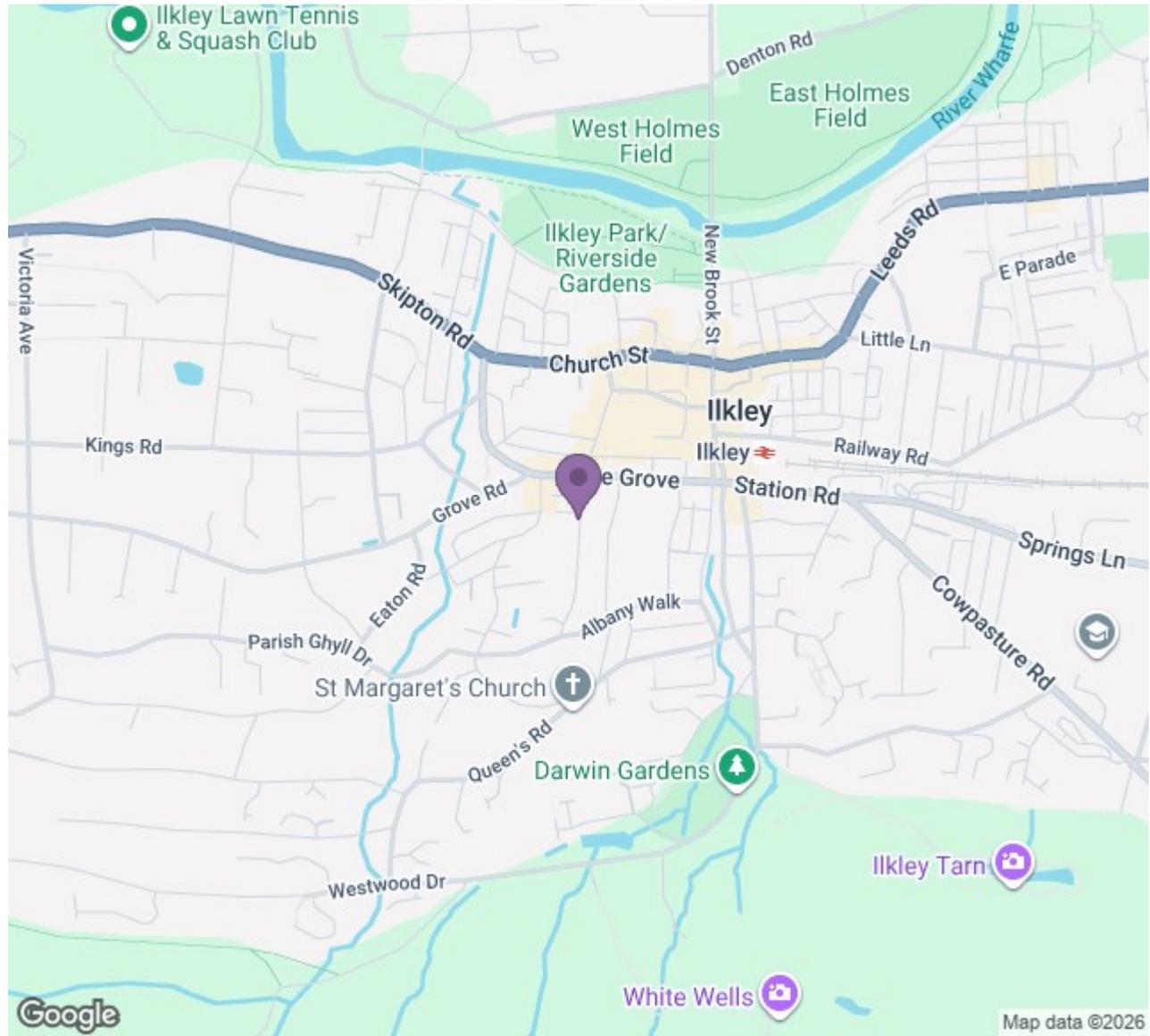
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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