



- Furnished First Floor Flat
- Convenient Central Location
- Hallway
- Sitting Room
- Dining Kitchen
- Double Bedroom
- Bathroom
- EPC Rating: C

2a Bridge Lane, Ilkley, LS29 9HN

This well proportioned first floor flat is conveniently located close to Riverside Gardens as well as the town centre, which has a railway station with direct links to Leeds and Bradford. The accommodation briefly comprises a hallway, sitting room, dining kitchen, double bedroom and bathroom. Fully Furnished.

£750 PCM



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

Ground Floor

Communal Entrance

Shared with one other flat.

First Floor

Entrance Hall

15' 9" max x 10' 7" max

The L shaped hallway has a radiator and television point.

Sitting Room

16' 8" x 14' 6" max

Having windows to two sides and two radiators.

Dining Kitchen

13' 10" x 10' 8"

Fitted with a range of modern light grey units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an electric oven with four ring electric hob and a cooker hood over and a fridge freezer. The kitchen also houses the boiler, has a radiator, vinyl flooring and a window to the side elevation.

Bedroom

15' 5" x 10' 11"

A good sized double bedroom having a radiator and a window to the rear elevation.

Bathroom

10' 10" x 8' 6"

Fitted with a white suite comprising a panelled bath with a thermostatic shower over and a glass screen, low suite w.c. and a vanity unit with basin. There is also a radiator, shaver point and storage cupboard. Window to the side elevation and vinyl flooring.

Council Tax

Bradford Metropolitan District Council Tax Band B.





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

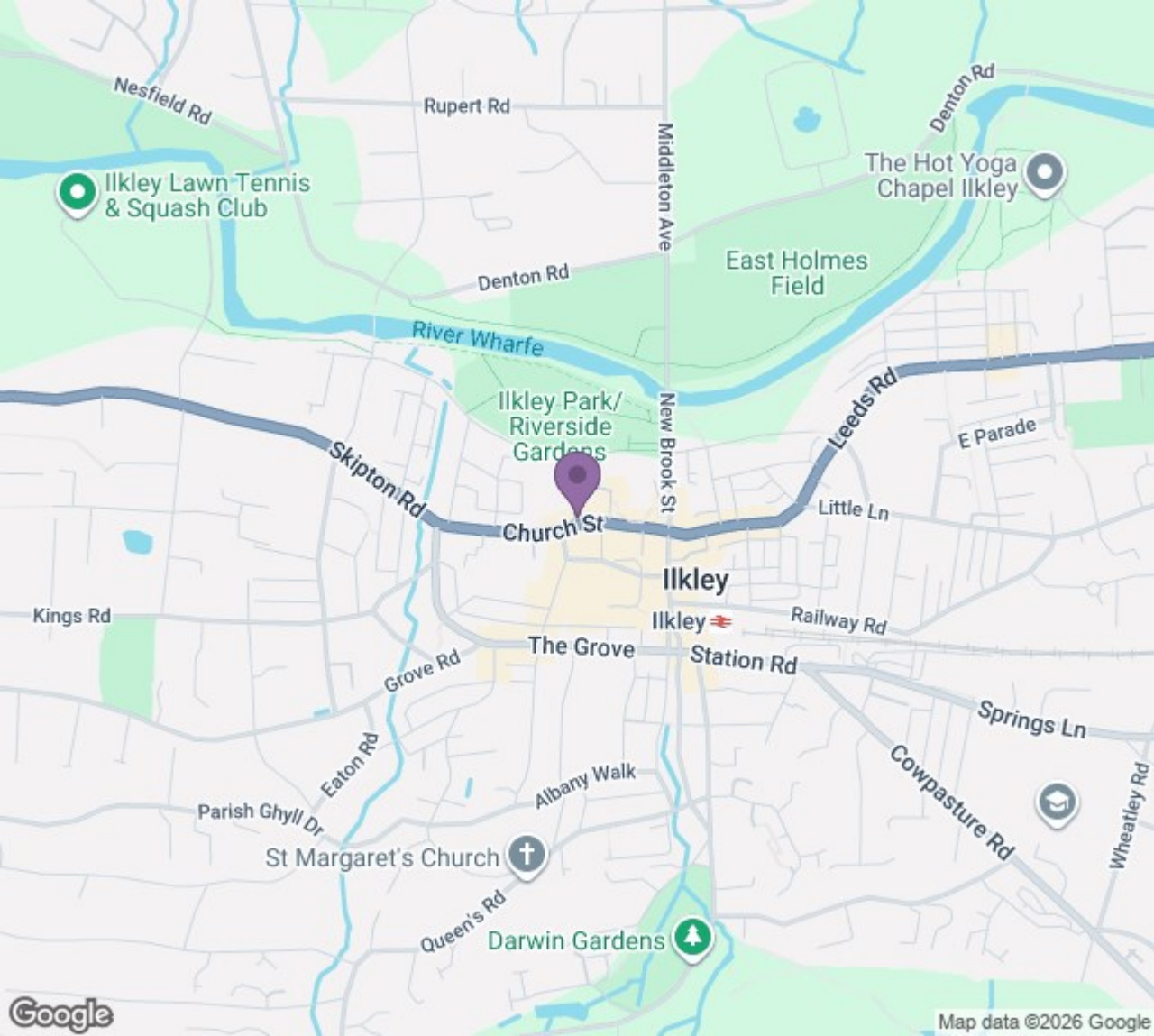
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(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 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