



- Top Floor Flat
- Sitting Room with Balcony
- Kitchen
- Two Bedrooms
- Bathroom
- Single Garage to the Rear
- EPC Rating E
- Available early June

## 5 Marlborough Court, Menston, Ilkley, LS29 6DD

Situated in the popular village of Menston, this two bedroomed top floor apartment has great transport links as it is within easy walking distance of the railway station, with regular trains running to Leeds and Bradford. Leeds Bradford airport is also only approximately three miles away and there is a Sainsbury's nearby. This welcoming property also includes a balcony off the sitting room providing long distance views, and a garage to the rear. Carpets and curtains. Unfurnished.

**£825 PCM**



The property, with Dimplex electric radiators, double glazing and approximate room sizes, comprises...

## GROUND FLOOR

### Communal Entrance

With stairs to the upper floors.

## SECOND FLOOR

### Hallway

15'0" x 3'0"

With entryphone, coat hooks and airing cupboard.

### Sitting Room

14'10" x 11'3"

A lovely room having a large window to the front with views towards Otley Chevin, ceiling cornice, electric radiator and a door leading out to the balcony.

### Kitchen

9'2" x 8'4"

Fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an electric double oven, ceramic hob with cooker hood over, fridge freezer and washing machine.

### Bedroom One

11'4" x 10'10"

Having an electric radiator, fitted cupboards and a window to the rear elevation.

### Bedroom Two

9'3" x 8'4"

With an electric radiator and window to the rear elevation.

### Bathroom

7'5" x 5'4"

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. Electric radiator, mirror fronted cabinet, vinyl flooring and part tiled walls. Window to the side elevation.

### Loft

There is also a large loft, with drop down ladder, providing additional space.





## OUTSIDE

Marlborough Court has a communal garden to the rear, where residents may hang out washing or relax on the seating provided.

## Garage

The property has a single garage plus there is off street parking.

## COUNCIL TAX

Bradford Metropolitan District Council Tax Band B.

## Agent Notes


All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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.

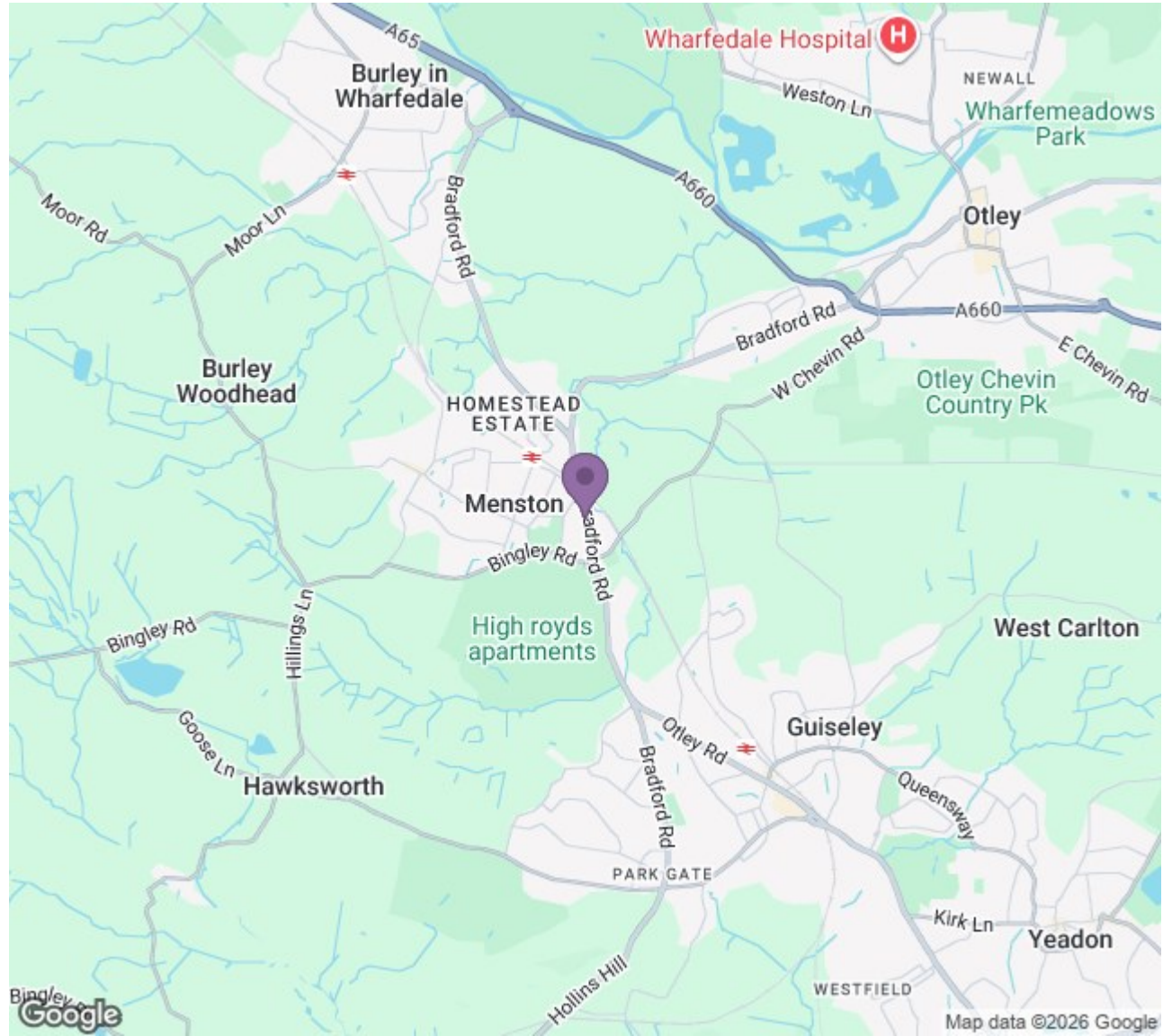
## Rental Procedure

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>		<b>78</b>
(55-68) <b>D</b>	<b>53</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