WHITAKER CADRE LETTING SPECIALISTS







- Top Floor Apartment
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Located in the heart of Ilkley
- Unfurnished
- EPC Rating: D
- Available Late June

Flat 5, Regent Court 20 Regent Road, Ilkley, LS29 9EA

£895 PCM

This top floor apartment is located within walking distance of all that Ilkley has to offer and provides accommodation briefly comprising a communal entrance hall to the ground floor with stairs to the upper floors, whilst to the second floor there is a private hallway, dual aspect sitting room, kitchen, two bedrooms and the bathroom. The property is set within well maintained grounds. Unfurnished.







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

Ground Floor
Communal entrance with post boxes and stairs to the upper floors.

Second Floor

Hallway
An L-shaped hall with entry phone and large cloaks cupboard.

Sitting Room
20'2" x 11'7"
A spacious dual aspect sitting room having windows to both the front and rear elevation. There are two radiators, a telephone point and a television aerial point.

Kitchen
10'9" x 6'9"
Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an electric oven and hob, a fridge freezer and washing machine. Telephone point, tile effect flooring and window to the front elevation.

Bedroom One
10'3" x 10'1"
Fitted with a comprehensive range of built in furniture comprising wardrobe, cupboards and drawers, this double bedroom also has a radiator, telephone point and a window to the front elevation.

Bedroom Two
12'4" x 7'9"
Having a radiator and a window to the side elevation.

Bathroom
6'3" x 5'6"
The bathroom is fitted with a white suite comprising a panelled bath with electric shower over and a folding glass screen, low suite w.c. and pedestal wash basin. Heated towel rail, fully tiled walls, tile effect flooring and a Velux window to the rear elevation.

Council Tax
Bradford Metropolitan District Council Tax Band C.







Agent Notes

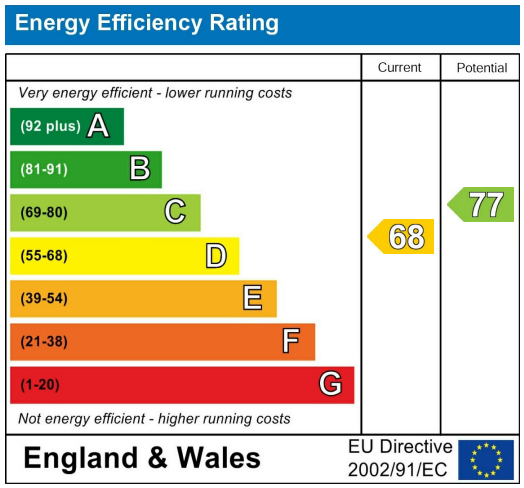
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

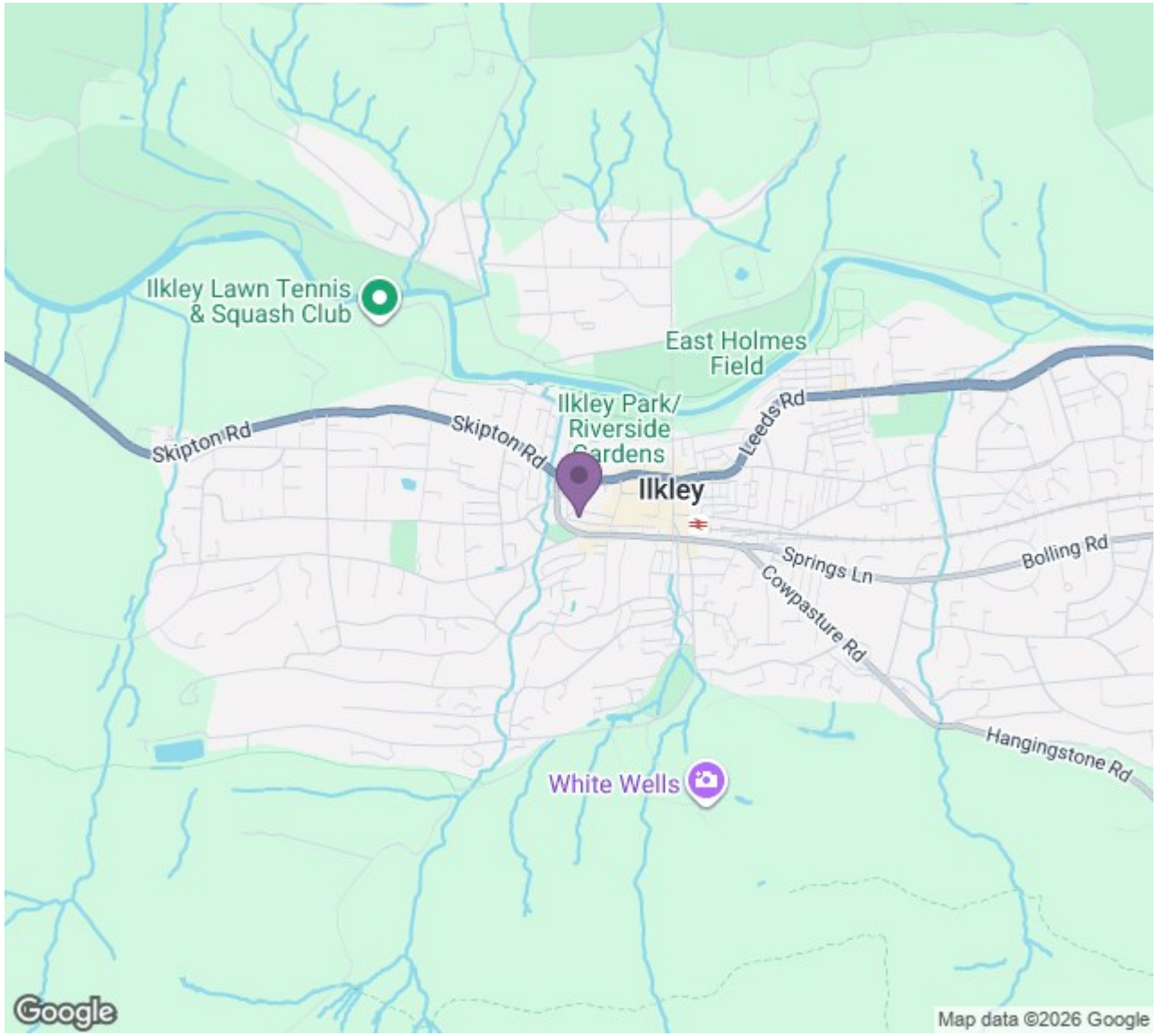
Rental Procedure

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 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 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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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