WHITAKER CADRE LETTING SPECIALISTS







- Stunning Detached House
- Four Bedrooms
- Sitting Room & Dining Room
- Well Appointed Kitchen
- Sun Room / Breakfast Room
- Utility Room & Cloakroom
- Large Master Bedroom with En-Suite
- Mature Lawned Gardens
- Single Garage & Double Driveway

12 Oaklands, off Westwood Drive, Ilkley, LS29 9RE

£2,750 PCM

A beautifully presented family home located in a highly desirable residential area and offering spacious accommodation comprising a welcoming entrance hall, study, cloakroom, sitting room with wood burning stove, dining room, kitchen, sun room / breakfast room, utility room, spacious master bedroom with en-suite shower room, three further bedrooms, modern house bathroom, single garage and lawned gardens. Unfurnished.







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

ENTRANCE HALL

16'6" x 5'10" max

The welcoming entrance has wood flooring, coving, radiator, small understairs cupboard and an internal door leading into the garage.

STUDY

8'6" x 5'10"

Having attractive wooden flooring, coving, radiator and French doors to the front elevation.

CLOAKROOM

5'4" x 4'8"

The spacious cloakroom is fitted with a vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, tiled floor and a window to the front elevation.

SITTING ROOM

17'9" x 12'1"

Having an attractive wooden floor, contemporary wood burning stove, television point, two radiators, window to the side elevation and patio door to the rear leading out to the garden.

DINING ROOM

11'10" x 9'8"

Accessed via double doors from the Sitting Room or from the Entrance Hall the Dining Room also has attractive wooden flooring, coving, radiator and patio door leading out to a paved patio to the rear.







KITCHEN

11'10" x 11'4"

A lovely bright kitchen fitted with a range of cream base and wall units having wooden work surfaces, tiled splashbacks and a white ceramic sink unit with mixer tap. Integrated appliances comprise a double oven, fridge, freezer, dishwasher, five ring hob and a stainless steel cooker hood. Wooden flooring, coving, recessed spotlights, radiator and a window to the rear elevation. Open to:

SUN ROOM / BREAKFAST ROOM

14'7" x 10'0" overall

Having wooden flooring, two contemporary radiators, coving and recessed spotlights. French doors lead out to the rear patio.

UTILITY ROOM

8'1" x 6'2"

Fitted with gloss fronted base and wall units with wooden work surface, tiled splashbacks and an inset sink unit. There is also plumbing for a washing machine and a cupboard housing the boiler. A partially glazed door leads out to the side of the house.

STAIRS & LANDING

landing 13'0" x 3'0"

A bright stairway having a window to the front elevation. There is also a cupboard housing the hot water tank.

MASTER BEDROOM

21'3" x 12'1"

The spacious master bedroom has a range of fitted wardrobes, drawers and bedside cabinets, two radiators, coving and a window overlooking the garden to the rear.

EN-SUITE SHOWER ROOM

9'5" x 5'9"

Having a walk in shower enclosure, vanity unit with basin and low suite w.c. There is also an illuminated mirror, heated towel rail and recessed spotlights. Tiled floor and walls and a window to the front elevation.







BEDROOM TWO

12'9" x 11'11"

A good sized double bedroom having a range of fitted wardrobes, cupboards and a bedside cabinet. There is also a radiator and a window to the rear elevation.

BEDROOM THREE

9'2" x 8'6"

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

BEDROOM FOUR

8'1" x 9'10"

Having a telephone point, radiator and a window to the front elevation.

HOUSE BATHROOM

9'6" x 6'5"

The bright modern bathroom is fitted with a white suite comprising a bath with tiled panels, shower enclosure, low suite w.c. and a vanity unit with wash basin. Tiled walls and floor. There is also a heated towel rail, illuminated mirror, recessed spotlights and a window to the front elevation.

GARAGE & PARKING

Tenants will have use of half the double garage and there is parking for two vehicles on the driveway.

GARDEN

There is a large lawned garden with patio to the rear of the house with mature planting and trees, and an open lawned garden to the front with trees.

PLEASE NOTE

The photographs used were taken prior to the current tenancy.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band G.

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.

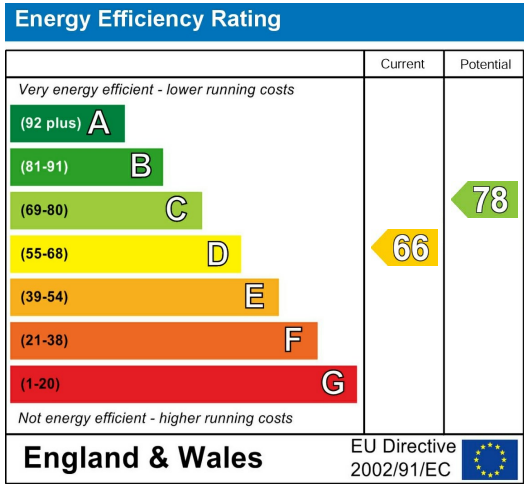
PAYMENTS

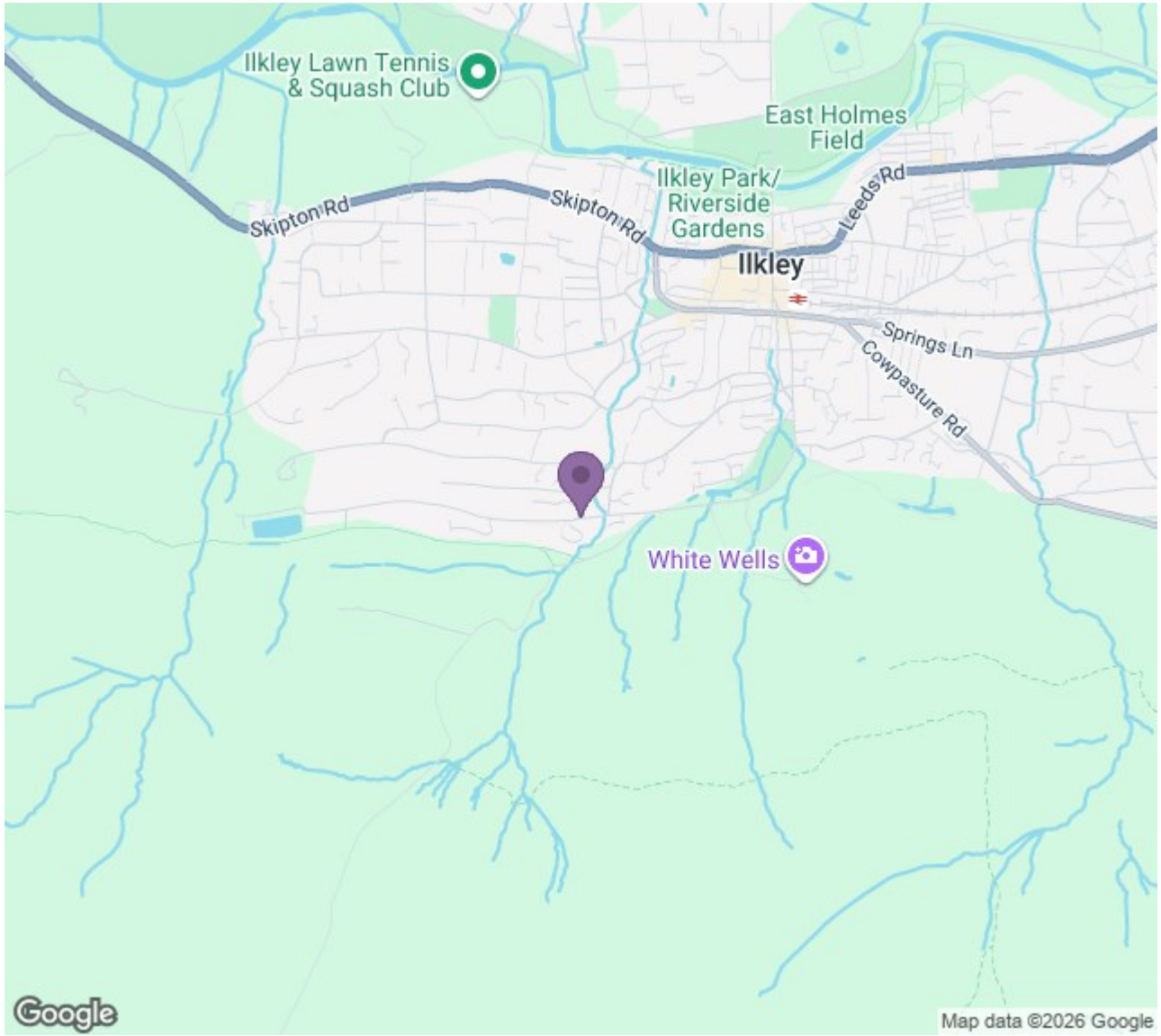
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.











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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