



- Newly Decorated Spacious Terrace
- Four Bedrooms
- Bathroom & Shower Room
- Sitting Room
- Dining Room
- Modern Kitchen
- Enclosed Courtyard Garden to the Rear
- EPC Rating E
- Unfurnished

12 East Parade, Ilkley, LS29 8JP

This well presented, newly decorated house offers spacious four bedroomed accommodation, with a modern kitchen and bathrooms, whilst retaining many original features. The property is conveniently located just a short walk from all the town centre amenities and train station. Unfurnished.

£1,395 PCM



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

HALLWAY

14'5" x 3'3"

Having coat hooks, dado rail and cornice.

SITTING ROOM

13'4" to bay x 11'5"

Having a recessed fireplace with wooden surround and electric stove, picture rail, cornice, radiator and a bay window to the front elevation.

DINING ROOM

13'3" x 10'8"

Having an understairs cupboard, two windows to the rear elevation, vinyl board flooring and base and wall units.

Open to...

KITCHEN

8'7" x 4'10"

Fitted with a range of white Shaker style base and wall units with complementary work surfaces and stainless steel sink with mixer tap. Appliances comprise an electric oven, ceramic hob with cooker hood over, integrated slimline dishwasher and a fridge freezer. There are also two windows and a door leads out to the rear .

FIRST FLOOR

BEDROOM ONE

15'2" x 11'3"

Having a decorative fireplace, radiator and two windows to the front elevation.

BEDROOM FOUR

10'3" x 8'0"

With radiator and a window to the rear elevation.





HOUSE BATHROOM

16'3" x 4'9"

Fitted with a four piece white suite comprising a panelled bath, shower enclosure with rainfall shower plus additional shower head, low suite e.c. and pedestal wash basin. There is also a decorative cast iron fireplace, heated towel rail, extractor fan, vinyl flooring, mirror fronted cabinet and a window to the rear elevation.

SECOND FLOOR

BEDROOM TWO

13'7" into eaves x 8'11"

Having a decorative cast iron fireplace, radiator and dormer window to the front elevation.

BEDROOM THREE

13'8" x 8'7"

With a decorative cast iron fireplace, radiator and a dormer window to the rear elevation.

SHOWER ROOM

7'0" x 5'1"

Fitted with a white suite comprising a shower enclosure with thermostatic shower, low suite w.c. and vanity unit with wash basin. There is also a towel rail, extractor fan, vinyl flooring and mirror.

GARDEN

There is a small garden area to the front of the property, whilst to the rear there is an enclosed courtyard garden with paved patio, artificial lawn, raised bed and storage shed.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.

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




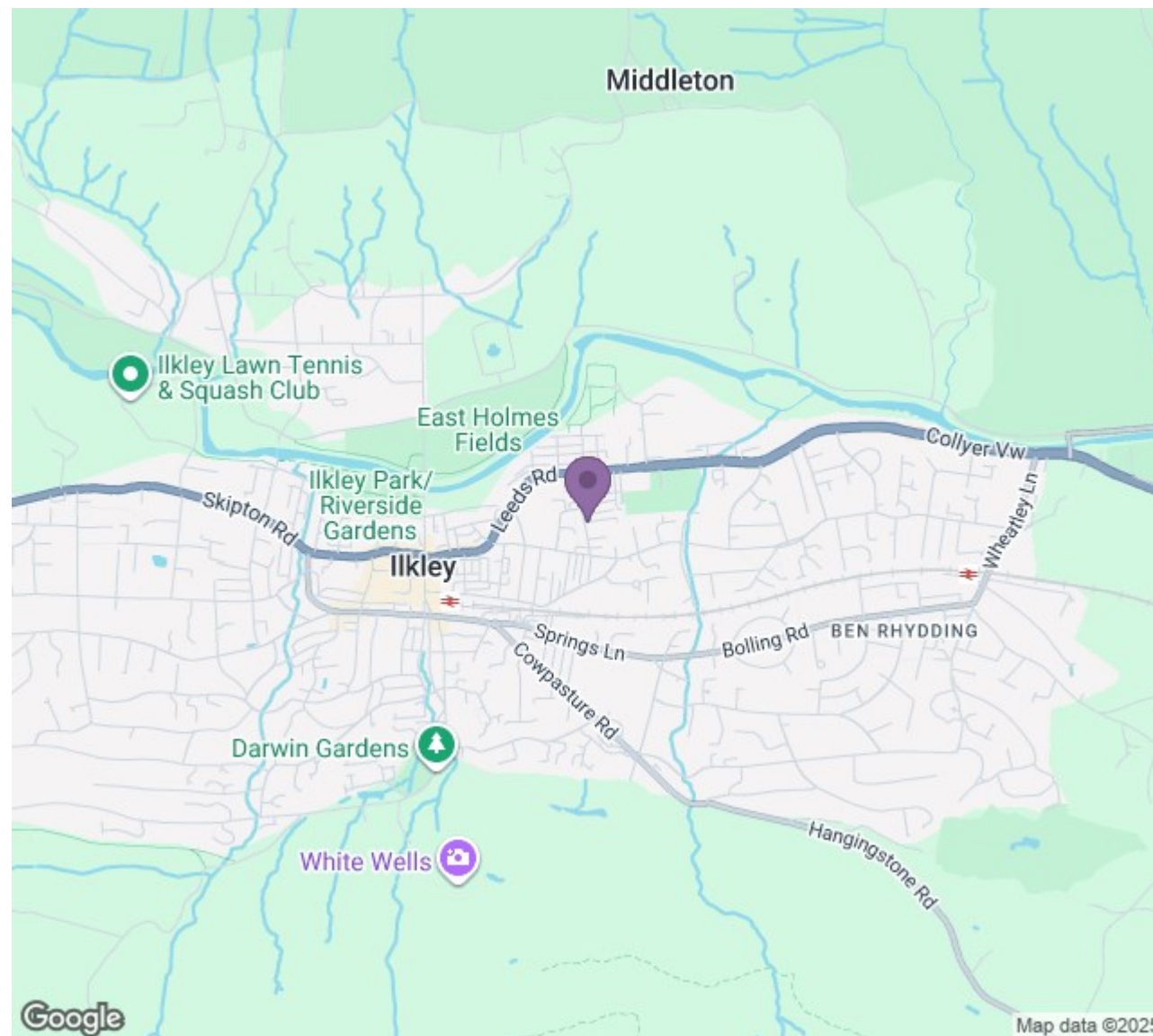
wi
te



**WHITAKER
CADRE** LETTING
SPECIALISTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Lower Railway Road, Ilkley, West
Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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