



- Spacious Four / Five Bedroomed Family Home
- Sitting Room with Juliet Balcony
- Dining Kitchen
- Separate Utility
- Master Bedroom with En-Suite
- Lawned Rear Garden with Patio
- Double Garage with Super Fast EV Charger
- EPC Rating: C

58 Ron Lawton Crescent, Burley in Wharfedale, Ilkley, LS29 7ST

£1,800 PCM

This lovely modern town house is located in a popular development on the edge of Burley in Wharfedale and is within a short walk of the train station which has direct links to Leeds and Bradford. The accommodation is arranged over three floors and has a lawned garden with patio to the rear and a double garage with EV charger to the front plus additional parking.



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

GROUND FLOOR

ENTRANCE HALLWAY

18'0" x 4'1"

Having oak effect laminate flooring, radiator, alarm panel, LED spotlights and ceiling cornice. There is also an understairs storage cupboard with coat hooks.

W.C.

Fitted with a low suite w.c. and vanity unit with hand wash basin. There is also an illuminated mirror.

BEDROOM FOUR / STUDY

12'11" x 9'9"

Having a television point, radiator, ceiling cornice and a radiator to the front elevation.

BEDROOM FIVE / FAMILY ROOM

16'0" x 10'3"

Having French doors opening on to a patio at the rear, television point, radiator and ceiling cornice,

UTILITY ROOM

7'4" x 6'11"

Fitted with a range of wall and base units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Central heating boiler.

FIRST FLOOR

SITTING ROOM

17'9" x 11'9"

With an attractive fireplace having a stone surround and hearth and a gas fire, radiator, ceiling cornice, window to the front elevation and French doors opening to a Juliet balcony.





DINING AREA

10'4" x 7'11"

With radiator.

DINING KITCHEN

17'10" x 7'3"

Fitted with a range of modern Shaker style base and wall units in mid grey with complementary work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Integrated appliances comprise a double oven, gas hob with cooker hood and dishwasher. There are also LED spotlights, radiator, laminate flooring and two windows to the rear elevation.

SECOND FLOOR

MASTER BEDROOM

11'9" x 10'3"

Having useful fitted wardrobe, television point, radiator and a window to the front elevation.

EN-SUITE SHOWER

Fitted with a white suite comprising a shower enclosure having both rainfall shower head and a standard fitting, vanity unit with wash basin and low suite w.c. There is also an illuminated mirror, heated towel rail, LVT flooring, LED spotlights and an extractor fan.

BEDROOM TWO

10'10" x 10'4"

With a radiator and a window to the rear elevation.

BEDROOM THREE

11'9" x 7'1"

With a radiator and a window to the front elevation.





HOUSE BATHROOM

7'4" x 6'2"

Fitted with a white suite comprising a panelled bath with thermostatic shower over and glazed screen, pedestal wash basin and low suite w.c. There is also a mirror fronted cabinet, extractor fan and a window to the rear elevation. part tiled.

GARDEN

The property has a part lawn and paved area to the front with a block paved area leading across to the garage. To the rear there is a lawned garden with a paved patio to the rear of the house as well as a small paved area at the end of the garden.

GARAGE & PARKING

There is a double garage with extensive storage and a super fast EV charger plus space to park two cars in front of the garage. There is also tandem parking.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

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.



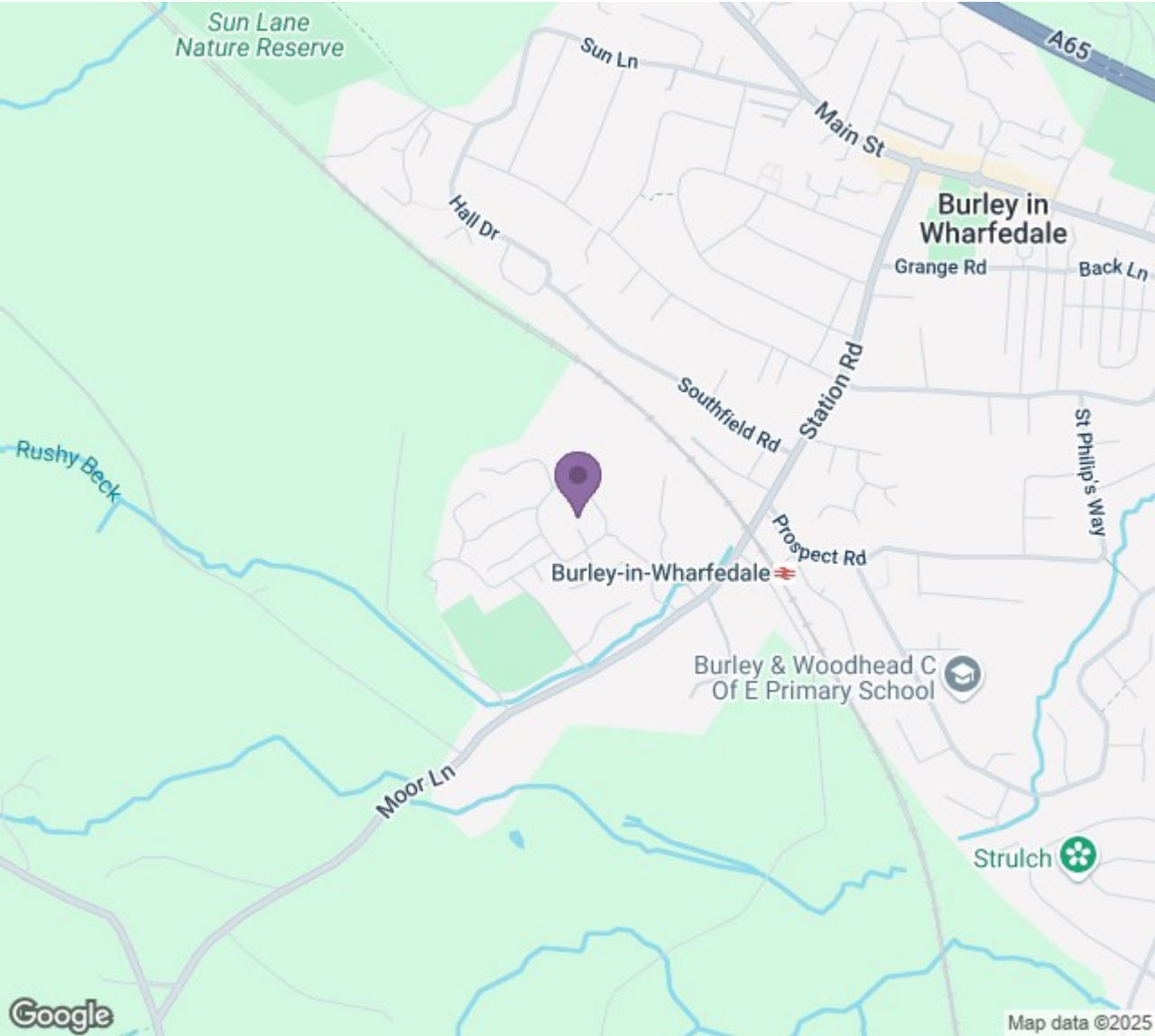
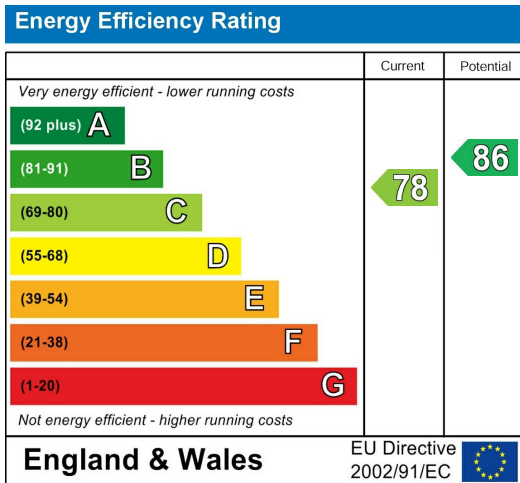
RENTAL PROCEDURE

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.





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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