WHITAKER CADRE LETTING SPECIALISTS

- Well Presented End Terrace
- Three Bedrooms
- Sitting Room
- Breakfast Kitchen
- Utility / W.C.
- Bathroom
- Enclosed Yard to Rear
- EPC Rating D

## 11 Dean Street, Ilkley, LS29 8JR

## £1,095 PCM

This smartly presented property offers accommodation arranged over three floors and briefly comprises a well proportioned sitting room, breakfast kitchen, utility / cloakroom, three bedrooms and bathroom. There is also an enclosed yard to the rear. Unfurnished.

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

### Sitting Room
13'10" x 13'5"
The well proportioned sitting room has a picture rail, ceiling rose, radiator, telephone point and window to the front elevation.

### Breakfast Kitchen
13'1" x 7'10"
Fitted with a range if cream base and wall units having laminate work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and four ring electric hob with cooker hood over. There is also space for an under counter fridge, radiator, boiler and wood effect vinyl. Window to the rear elevation and a door leads out to the rear yard.

### Utility Room
7'3" x 5'2" + cloaks area
Having a low suite w.c., pedestal basin, cream base and wall units with laminate work surface, plumbing for a washing machine, radiator, coat hooks, wood effect vinyl and a window to the side elevation.

### First Floor
Window to the rear elevation and radiator.

### Bedroom Two
14'11" x 9'9" + door recess
Spacious double with radiator and window to the front elevation.

### Bedroom Three
10'6" x 7'0"
Having a radiator and a window to the rear elevation.

### Bathroom
9'9" x 4'10"
Fitted with a white suite comprising a panelled bath with mixer shower over, low suite w.c. and pedestal wash basin. There is also an extractor fan and radiator. Fully tiled walls and wood effect vinyl.

### Second Floor

## Bedroom One
16'0" x 14'7"
With wooden beams, radiator and a window to the front elevation.

## Outside
There is an enclosed yard to the rear with a gate.

## 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.

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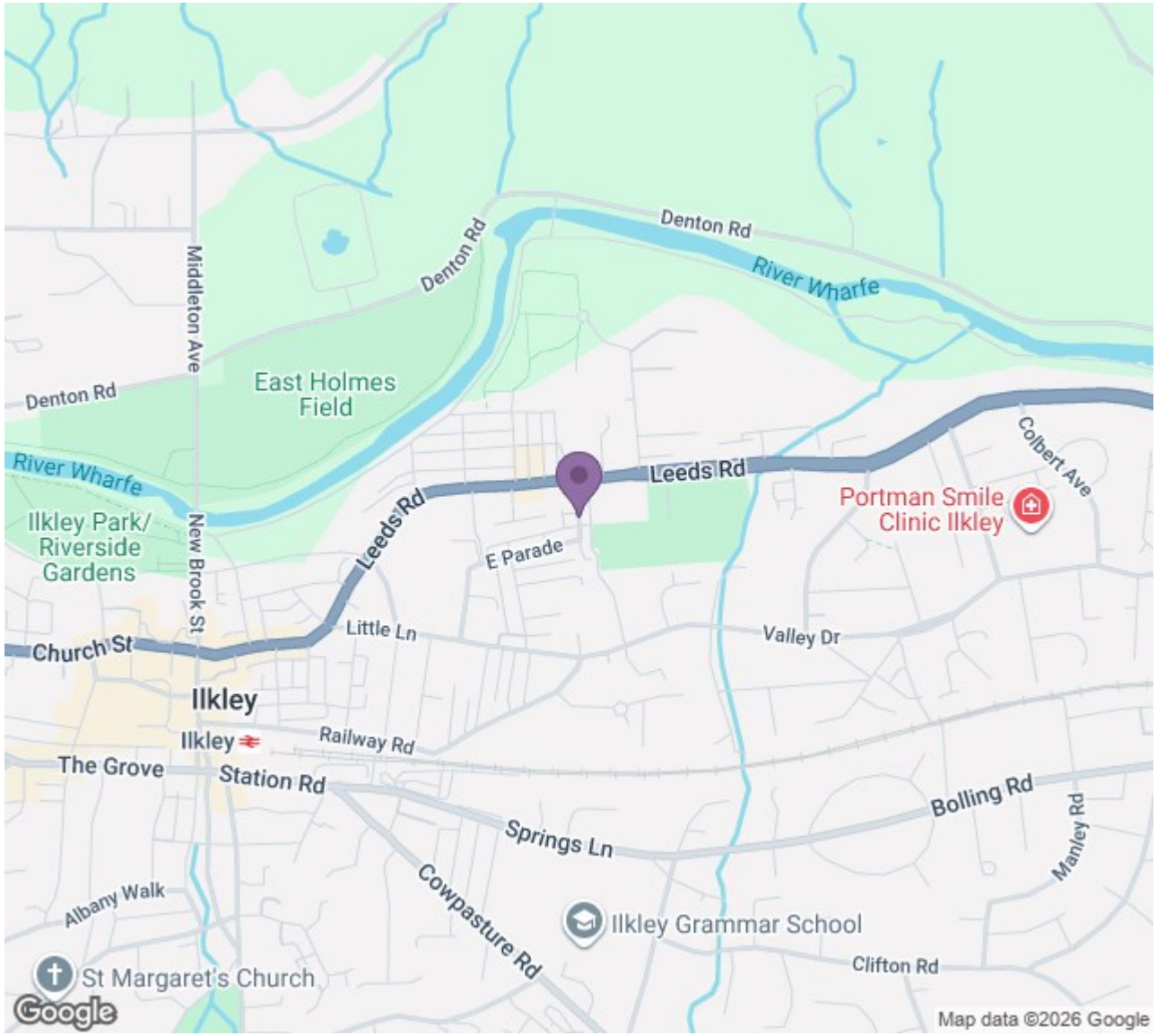


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements