WHITAKER CADRE LETTING SPECIALISTS







- Stone Built Terrace
- Convenient Location
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Large Bathroom
- Enclosed Courtyard to the Rear
- Awaiting New EPC

41 Mornington Road, Ilkley, LS29 8JA

£950 PCM

This well presented property is located in the heart of Ilkley, just a short stroll from the train station and town centre amenities. The accommodation is arranged over three floors and briefly comprises an entrance porch, sitting room, kitchen, two double bedrooms and bathroom. There is also an enclosed courtyard to the rear. Unfurnished.







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

Porch
Having a tiled floor with inset doormat.

Sitting Room
4.36mmax x 4.28m
Having a newly fitted carpet, cornice, decorative mantlepiece, radiator, telephone point and a window to the front elevation.

Kitchen
11'1" x 6'5"
Fitted with a range of wood effect base and wall units having complementary dark laminated work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring electric hob and stainless steel cooker hood. Plumbing for a washing machine and space for an under counter fridge and under counter freezer. There is also a radiator, recessed spotlights, window to the rear elevation and a door leading out to an enclosed courtyard. The understairs cupboard provides some storage and also houses the boiler.

First Floor Landing
With newly fitted carpet, a radiator and a window to the rear elevation.

Bedroom One
13'0" x 10'5"
A good sized double with fitted wardrobe and cupboards, radiator and a window to the front elevation.

Bathroom
10'1" x 8'5"
The spacious bathroom is fitted with a white suite comprising a panelled bath with hand held mixer shower attachment, large walk in shower with fixed screen, pedestal wash basin and low suite w.c. There is also a mirror fronted cabinet, radiator, extractor and a window to the rear elevation. Vinyl flooring and fully tiled walls.

Second Floor Bedroom
14'8" x 14'3" max
Having a radiator, shelves and a large window to the front elevation.







Outside
There is an good sized enclosed courtyard to the rear with a small raised bed and stone outhouse.

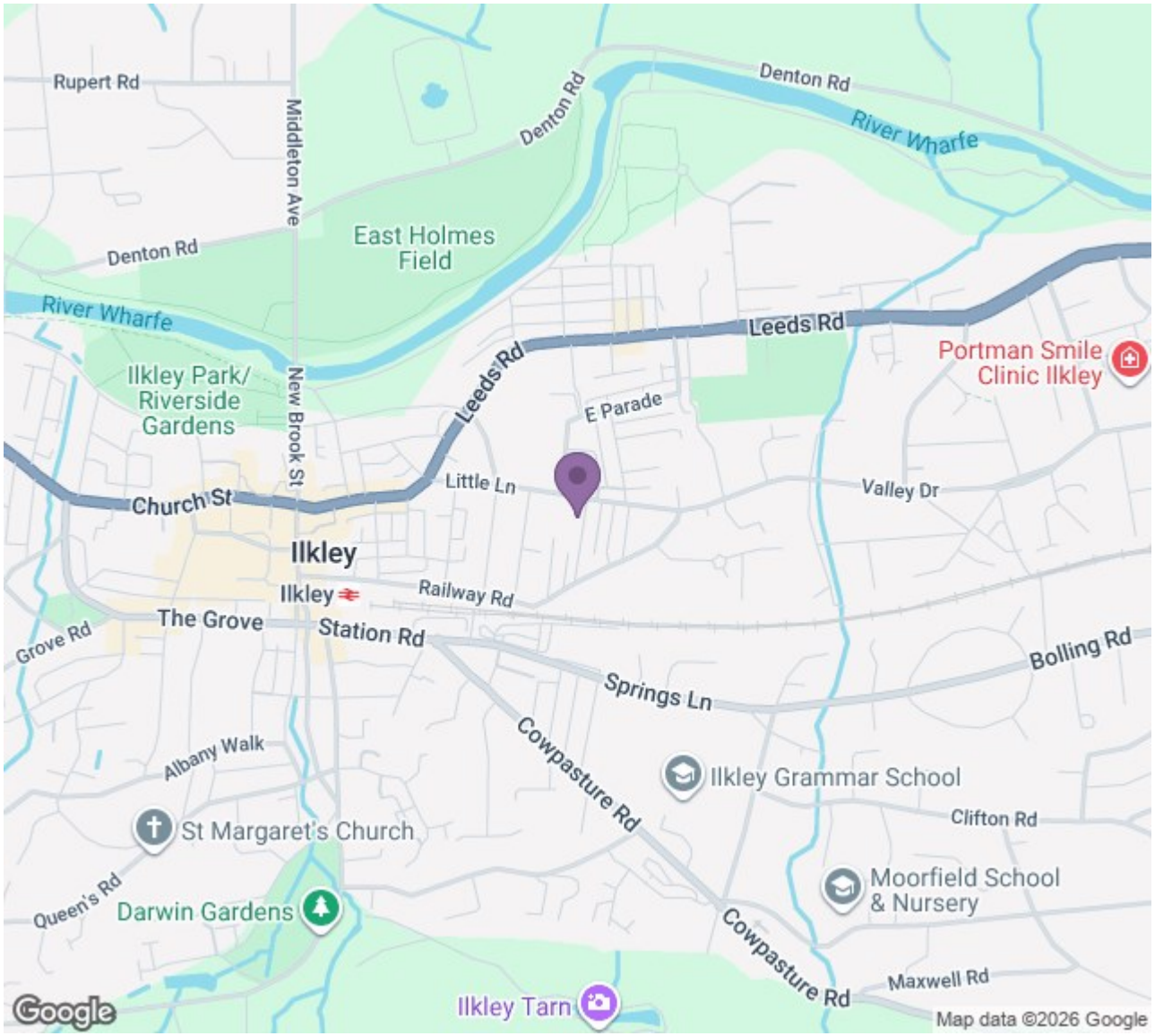
Council Tax
Bradford Metropolitan District Council Tax Band B.

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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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