



- Three Bedrooms
- Unfurnished
- Overlooking Menston Park
- Private Balcony
- Over Three Floors
- Open Plan Living Space
- Modern Decor
- Close to Amenities
- Council Tax Band A

126 Main Street, Menston, Ilkley, LS29 6JS

An attractive three bedroom apartment split over three floors, with private balcony overlooking Menston park.

**£1,195 Per
Month**



Entrance Hall

with access via staircase to first floor.

Kitchen

12'9" x 11'9"

Situated on the first floor. Double glazed window to the side elevation and archway through to open plan to the living room. There is a range of base and wall units in shaker style modern grey finish with ceramic tiled splash back and marble effect white work surface. Sink unit with mixer tap over. The kitchen has an integrated washer and fridge/freezer. There is an extractor over a range hob, oven, side warmer and grill. Grey timber effect laminate. Downlights.

Living Room

17'10" x 12'5"

Situated on the first floor. Double glazed window and French door to the front elevation leading to the balcony. Radiator. Telephone point. Lintel and hearth in stone effect finish with an electric fire. with grey fitted carpet.

Bedroom One

10'2" x 10'2"

Situated on the second floor. To the front elevation. Velux skylight and double glazed window to the side elevation. Radiator. Telephone point. Fitted carpet.

Bedroom Two

11'5" x 10'2"

Situated on the second floor. Double glazed window to the side elevation. Radiator. Fitted carpet.

Bedroom Three

9'10" x 7'6"

Situated on the second floor. Velux skylight. Radiator. Fitted carpet.

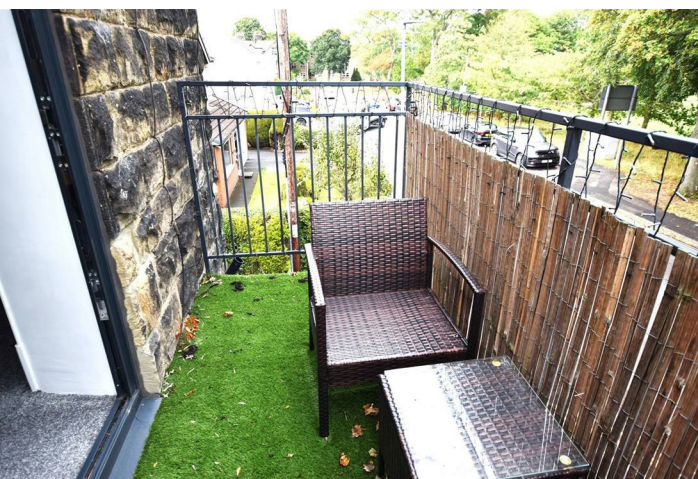
Bathroom

Situated on the second floor. Velux skylight. Radiator. White three piece bathroom suite with pedestal wash handbasin and low level WC. Panelled bath with shower over. Timber effect vinyl.

Externally

Private balcony overlooking Menston park. Parking is on-street.

Council Tax Band A





EPC Rate E

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

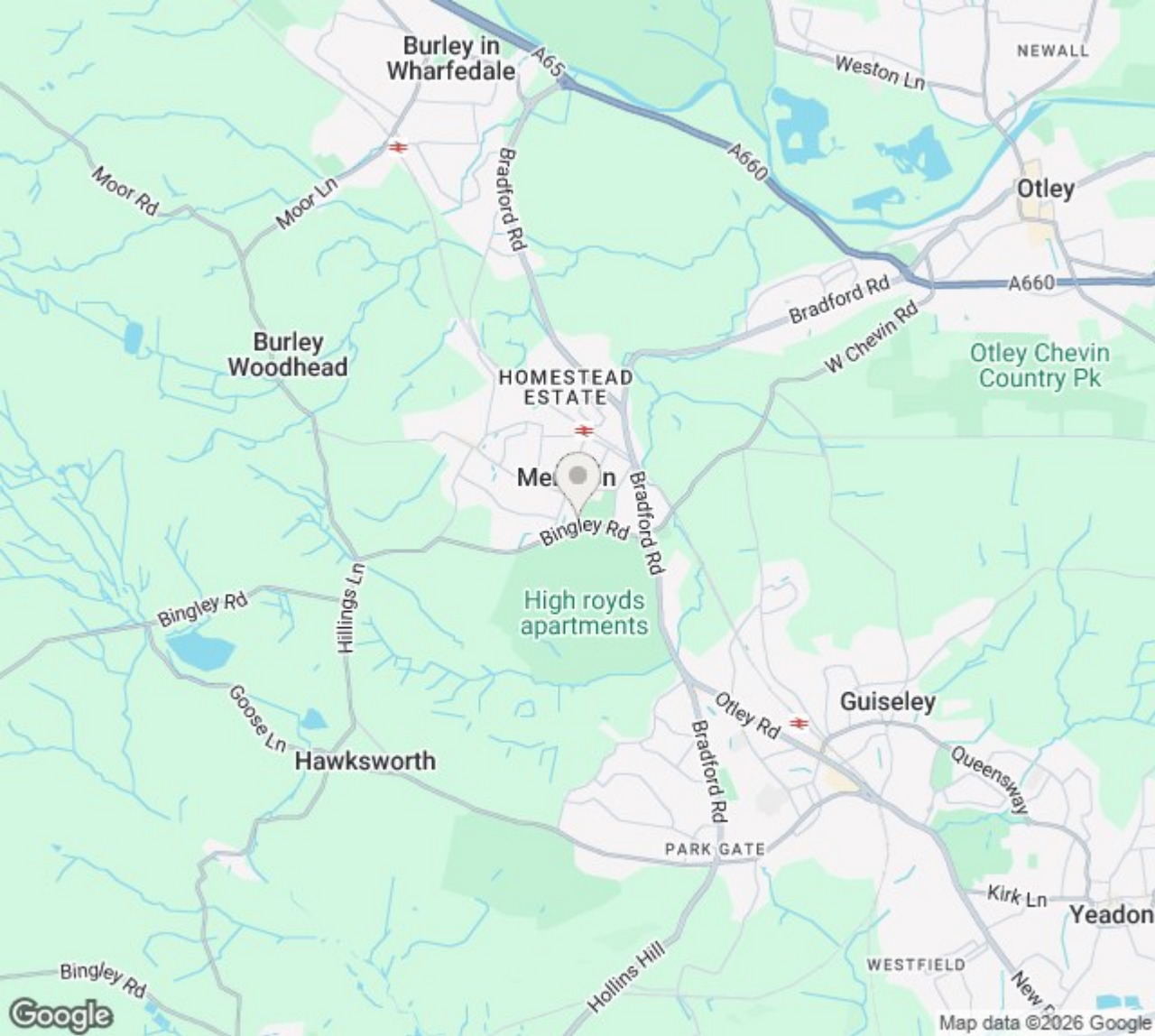
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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www.whitakercadre.com

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