



- Beautiful Spacious Home
- Open Plan Living Area
- Modern Kitchen
- Snug / Playroom
- Four Bedrooms, one with En-Suite
- House Bathroom
- Lawned Garden and Covered Terrace
- Two Parking Spaces
- EPC Rating: B

## 6 Aysgarth Court 3 Clifford Drive, Menston, Ilkley, LS29 6FY

£2,250 PCM

A beautifully presented four bedroomed home in the popular village of Menston, conveniently located within walking distance of the train station with direct rail access to Leeds and Bradford. The property is set within attractive communal grounds and has it's own lawned garden, covered terrace and two allocated car parking spaces.





The property, with gas fired central heating, sash windows and approximate room sizes, comprises...

#### **ENTRANCE HALL**

11'3" max (+door recess) x 6'7"

Spacious welcoming reception hall with radiator and a good sized storage cupboard.

#### **W.C.**

7'3" x 4'6"

Fitted with a wall hung basin and a w.c. with concealed cistern. There is also a radiator, recessed spotlights and tiled floor.

#### **OPEN PLAN LIVING AREA**

Comprising:

#### **SITTING ROOM**

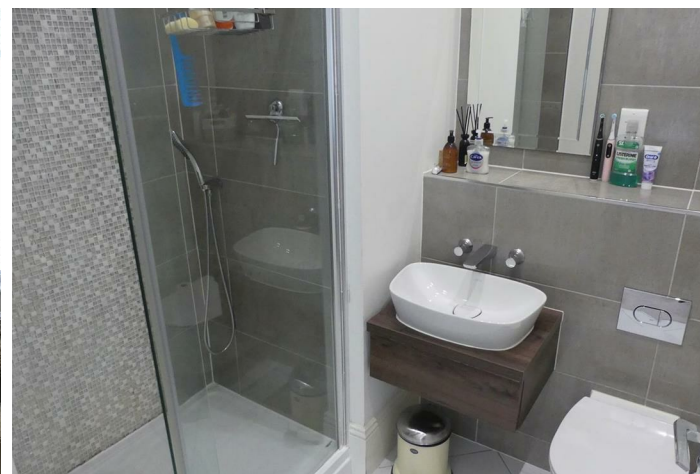
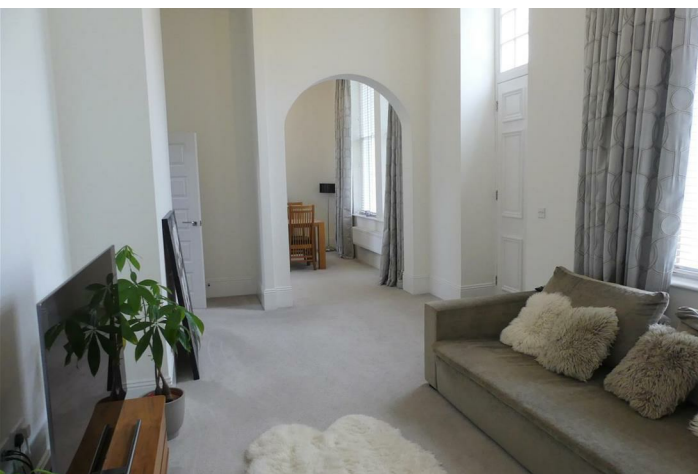
72'2" x 26'2" max x 36'1" x 9'10"

A lovely room having two large windows providing views across the communal grounds to the front elevation, television and telephone points and two radiators. Door to the front leading out to a covered terrace.

#### **DINING AREA**

11'10" x 11'3"

Having a radiator and two large sash windows to the front elevation providing views across the terrace and well maintained communal grounds.



#### **KITCHEN**

11'3" x 11'3"

Fitted with a range of base and wall units with complementary work surfaces and stainless steel sink unit with mixer tap. Integrated appliances comprise a fridge freezer, electric oven and grill, four ring ceramic gas hob with cooker hood over, dishwasher and washing machine. Tiled floor, recessed spot lights, under unit lighting and a large sash window to the rear elevation.





### **SNUG / PLAYROOM**

11' 2" x 6' 9"

Situated just off the Sitting Room and having a television point, radiator and a large sash window to the rear elevation.

### **STAIRS & LANDING**

With two large sash windows to the rear elevation and a spacious storage cupboard on the landing.

### **MASTER BEDROOM**

14' 8" (+door recess) x 10' 11" max

Large double bedroom with television and telephone points, radiator and two large sash windows to the front elevation overlooking the communal grounds.

### **EN-SUITE SHOWER ROOM**

6' 2" x 4' 0" (+ shower enclosure)

Having a walk in shower enclosure with rainfall shower plus additional shower head, wall hung vanity unit with wash basin and a low suite w.c. with concealed cistern. There is also a heated towel rail, shaver point, tiled floor and part tiled walls.

### **BEDROOM TWO**

14' 4" x 11' 6"

Good sized double bedroom with radiator and large sash window to the rear elevation.

### **BEDROOM THREE**

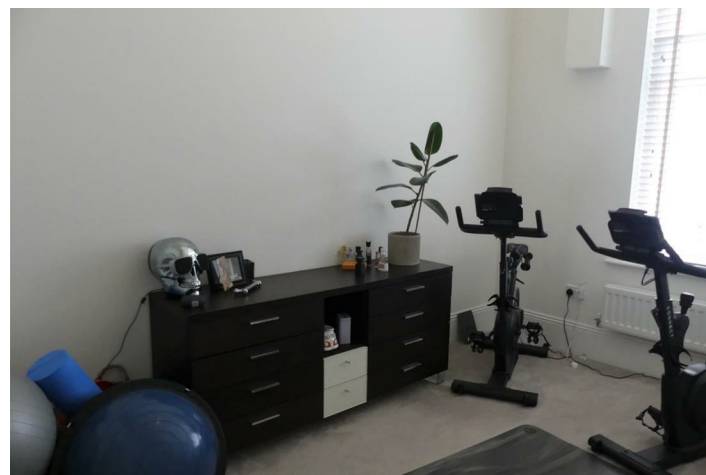
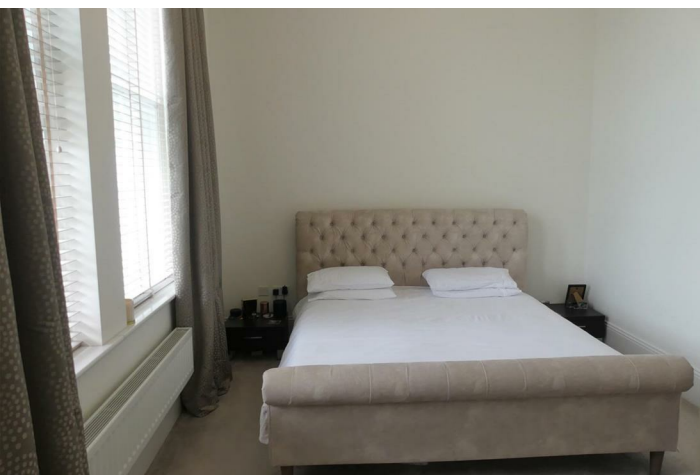
11' 5" x 9' 2"

With a radiator and large sash window to the front elevation overlooking the communal grounds.

### **BEDROOM FOUR**

12' 11" x 7' 5"

With a radiator and large sash window to the rear elevation.







### HOUSE BATHROOM

7' 7" x 6' 9"

Lovely light bathroom fitted with a panelled bath having a rainfall shower above plus additional shower head, wall hung vanity unit with basin and a low suite w.c.. with concealed cistern. Two heated towel rails, shaver point, recessed spot lights, tiled floor and part tiled walls. Large sash window to the front elevation.

### GARDEN

There is an enclosed lawned garden to the rear of the property and a covered terrace to the front.

### PARKING

The property comes with two allocated parking spaces to the rear.

### COUNCIL TAX

Leeds City Council Tax Band F.

### NO PETS

Please note that this property does not accept pets.

### PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

### 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.



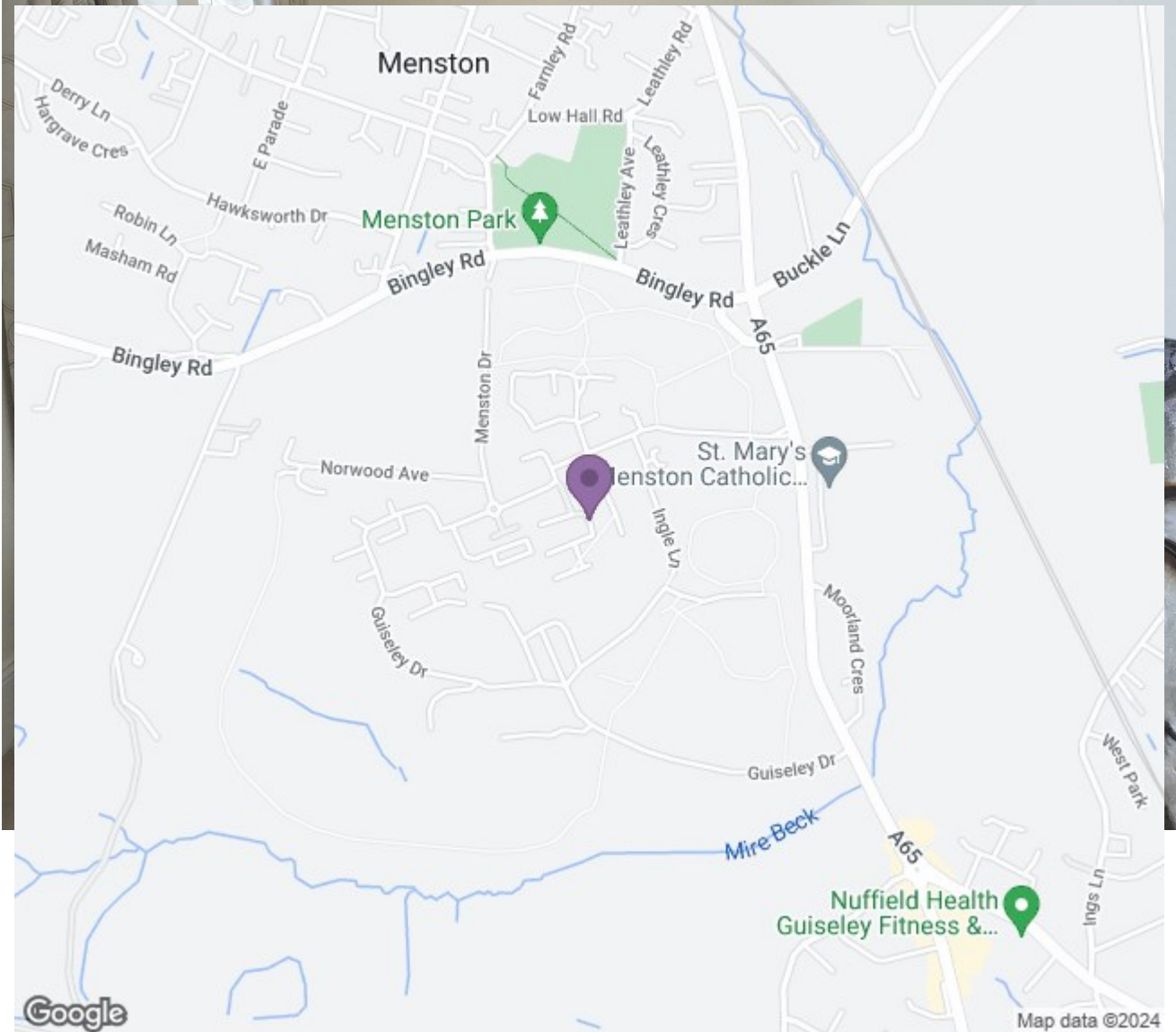


## RENTAL PROCEDURE

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.





# WHITAKER CADRE LETTING SPECIALISTS

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

[www.whitakercadre.com](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto: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 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