




- Detached Family Home
- Spacious Sitting Room & Separate Dining Room
- Modern Kitchen & House Bathroom
- Four Bedrooms, one En-Suite
- Lawned Gardens
- Garage & Driveway
- EPC Rating: E
- Available late June

## 1 Cherry Grove, Ilkley, LS29 9BS

A spacious detached four bedroomed family home with integral garage and lawned gardens, situated in a small cul de sac in this popular residential area on the western side of Ilkley. Unfurnished.



**£1,995 PCM**



This recently refurbished home, with gas fired central heating, double glazing and approximate room sizes comprises...

#### **ENTRANCE HALL**

With radiator, telephone point and stairs to the first floor.

#### **SITTING ROOM**

15'10" x 11'4"

Having a modern electric fire with attractive surround, radiator, television point and large window to the front elevation.

#### **KITCHEN**

12'4" x 7'0"

Fitted with a range of gloss fronted base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood and a fridge freezer. recessed spot lights, vinyl flooring, radiator, window overlooking the rear garden and a door leading out to the rear.

#### **DINING ROOM**

16'6" x 8'11"

Having windows to both the side and rear elevation and a radiator.

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

6'0" x 3'6"

Fitted with a low suite w.c. and hand wash basin. Tiled floor, radiator and window to the rear elevation.

#### **FIRST FLOOR LANDING**

With airing cupboard.

#### **BEDROOM ONE**

16'8" x 12'10"

Large double bedroom having a radiator and large window to the front elevation.

#### **BEDROOM TWO**

12'10" x 11'2"

A good sized double bedroom with television point, telephone point, radiator, built in cupboard and window to the front elevation.





### EN-SUITE SHOWER ROOM

5'7" x 5'5"

Recently refurbished the shower room has a shower cubicle, low suite w.c. and pedestal wash basin. Shaver point, radiator, recessed spot lights, tiled floor and part tiled walls.

### BEDROOM THREE

9'6" x 8'8"

With radiator, television point and window to the rear elevation.

### BEDROOM FOUR

9'6" x 6'8"

With radiator and window to the rear elevation.

### BATHROOM

6'11" x 5'9"

Recently refurbished and fitted with a white suite comprising panelled bath with shower over, low suite w.c. and pedestal wash basin. Radiator, shaver point, tiled floor, part tiled walls and window to the side elevation.

### GARDENS

There is a lawned garden to the rear with paved patio and a wooden shed to the side.

### GARAGE & PARKING

There is a single garage with boiler, light and power. A block paved driveway provides additional parking for two cars.

### COUNCIL TAX

Bradford Metropolitan Council Tax Band F.

### AGENTS 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.



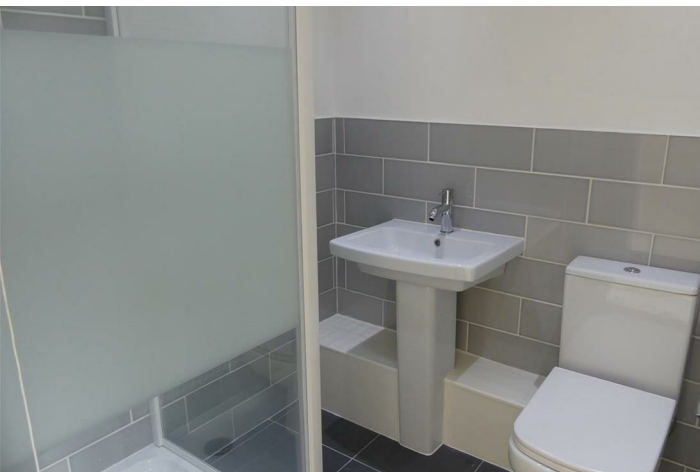


### RENTAL PROCEDURE


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.

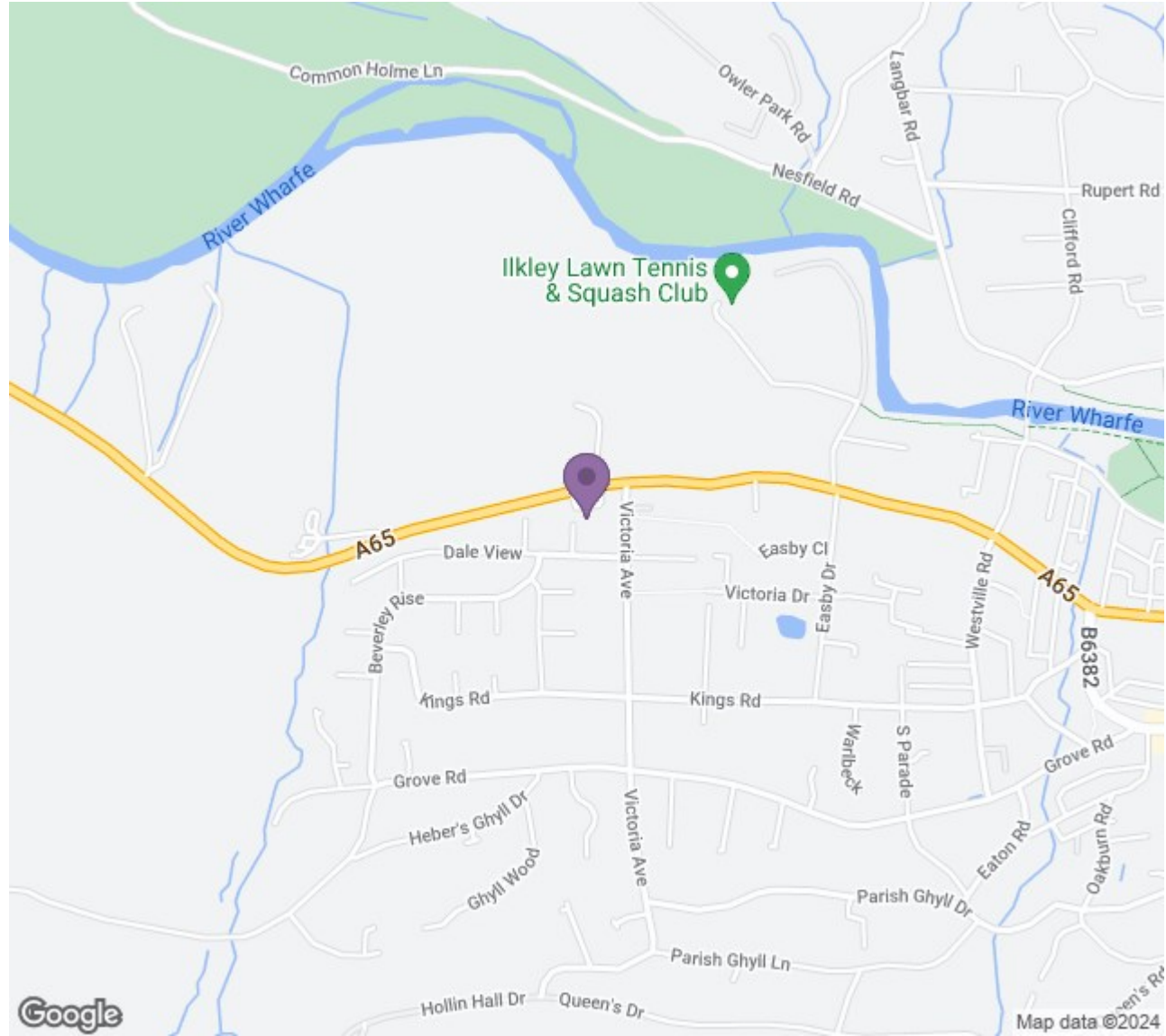
### PAYMENTS

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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 and 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