



- First Floor Apartment
- Spacious Double Bedroom
- Open Plan Living Area
- Well Equipped Kitchen
- Modern Bathroom
- Allocated Car Parking Space
- Unfurnished
- Available mid-late July
- EPC Rating: C

## 8 Arkendale Court Melbeck Close, Menston, Ilkley, LS29 6RS

This spacious one bed roomed apartment, with allocated car parking space, is situated within walking distance of Menston train station and overlooks beautifully maintained communal grounds. The property briefly comprises entrance hall, open plan living room and kitchen, double bedroom and bathroom. Unfurnished.

**£850 PCM**



This spacious one bedroomed apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

#### **GEOUND FLOOR**

##### **COMMUNAL ENTRANCE**

With postboxes and stairs to the first floor.

##### **FIRST FLOOR**

##### **ENTRANCE HALL**

With an entry phone, radiator, boiler cupboard and an additional storage cupboard.

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

##### **SITTING ROOM**

15'11" x 12'0"

The lovely light sitting room has television and telephone points, a radiator and a large window to the rear.

##### **KITCHEN**

10'1" x 5'11"

The modern, well equipped kitchen is fitted with a range of integrated appliances comprising an electric oven, microwave oven, gas hob with cooker hood, fridge freezer, washer dryer and dishwasher. There is a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Tiled floor, radiator, recessed spotlights and a large window to the rear elevation.

##### **BEDROOM**

9'10" maxm x 5'11"

The spacious double bedroom has two large windows to the front elevation, a telephone point and a radiator.

##### **BATHROOM**

9'0" x 5'6"

The stylish bathroom is fitted with a white suite comprising a panelled bath with shower over plus an extendable shower head attachment to the corner of the bath, wall-mounted vanity unit with wash basin and wall-mounted taps and a low suite w.c. There is also a shaver point, two large heated towel rails, tiled floor and part tiled walls.

##### **OUTSIDE**

The property is set within very well maintained communal grounds.





### **PARKING**

The apartment has one allocated car parking space.

### **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.

### **AGENTS NOTES**

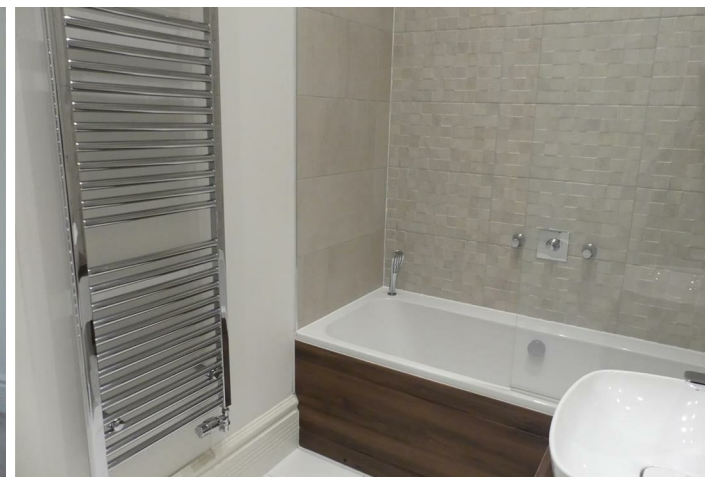
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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**

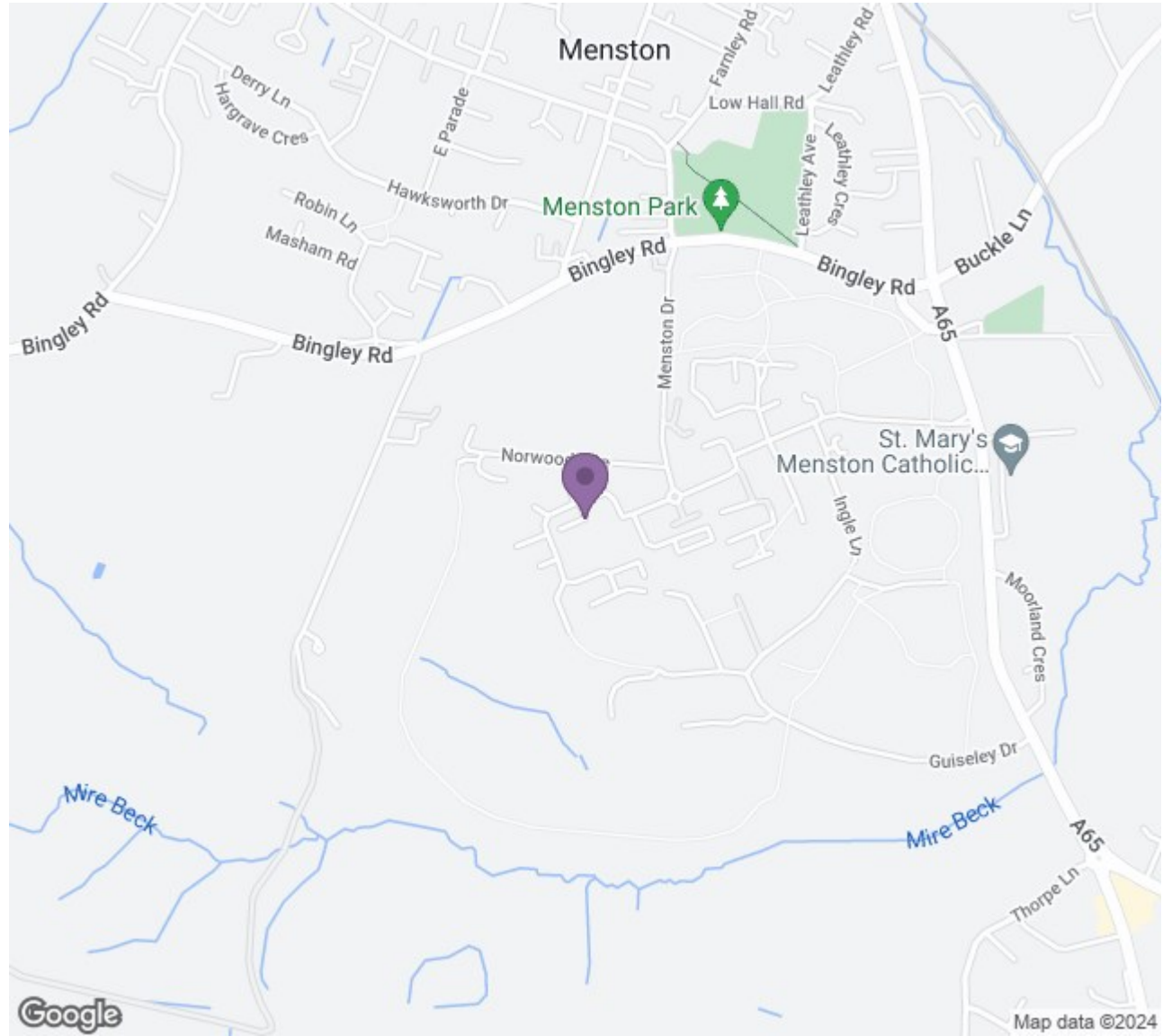
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>	74	74
(55-68) <b>D</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