



- Stone Built Terrace
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Spacious Bathroom
- Enclosed Yard to Rear
- Convenient Central Location
- EPC Rating: D

## 36 Morningside Road, Ilkley, LS29 8JA

This stone built terraced house is situated within easy walking distance of the train station and town centre. The property offers accommodation briefly comprising sitting room, kitchen, two double bedrooms and spacious bathroom with four piece suite. There is also an enclosed yard to the rear with outhouse. Unfurnished.

**£850 PCM**





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

#### GROUND FLOOR

##### SITTING ROOM

14'0" x 12'8"

Having an electric fire set in an attractive surround, coving and ceiling rose, radiator, television aerial point, telephone point and window to the front elevation.

##### KITCHEN

11'1" x 7'0"

Fitted with a range of light wood effect base and wall units having laminate work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring gas hob, stainless steel cooker hood and a washing machine. Coving, radiator, recessed spot lights and wood effect laminate flooring. Window to the rear elevation and door leading to an enclosed yard to the rear. The understairs cupboard houses the central heating boiler.

##### FIRST FLOOR LANDING

With a radiator and a window to the rear elevation.

##### BEDROOM ONE

14'3" x 10'7"

With an attractive decorative fireplace, telephone point, radiator and window to the front elevation.

##### BATHROOM

10'1" x 8'7"

Spacious bathroom fitted with a white suite comprising a panelled corner bath, shower cubicle with electric shower, pedestal wash basin and low suite w.c. Shaver point, recessed spot lights, extractor fan, two radiators and a window to the rear elevation. Wood effect laminate flooring and fully tiled walls.

#### SECOND FLOOR

##### BEDROOM TWO

20'10" x 14'3"

A second double bedroom having exposed beams, two radiators and a Velux window to the front elevation.





### OUTSIDE

There is an enclosed yard to the rear with two outhouses and a small yard to the front with a hedge.

### COUNCIL TAX

Bradford Metropolitan District Council Band B.

### 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.

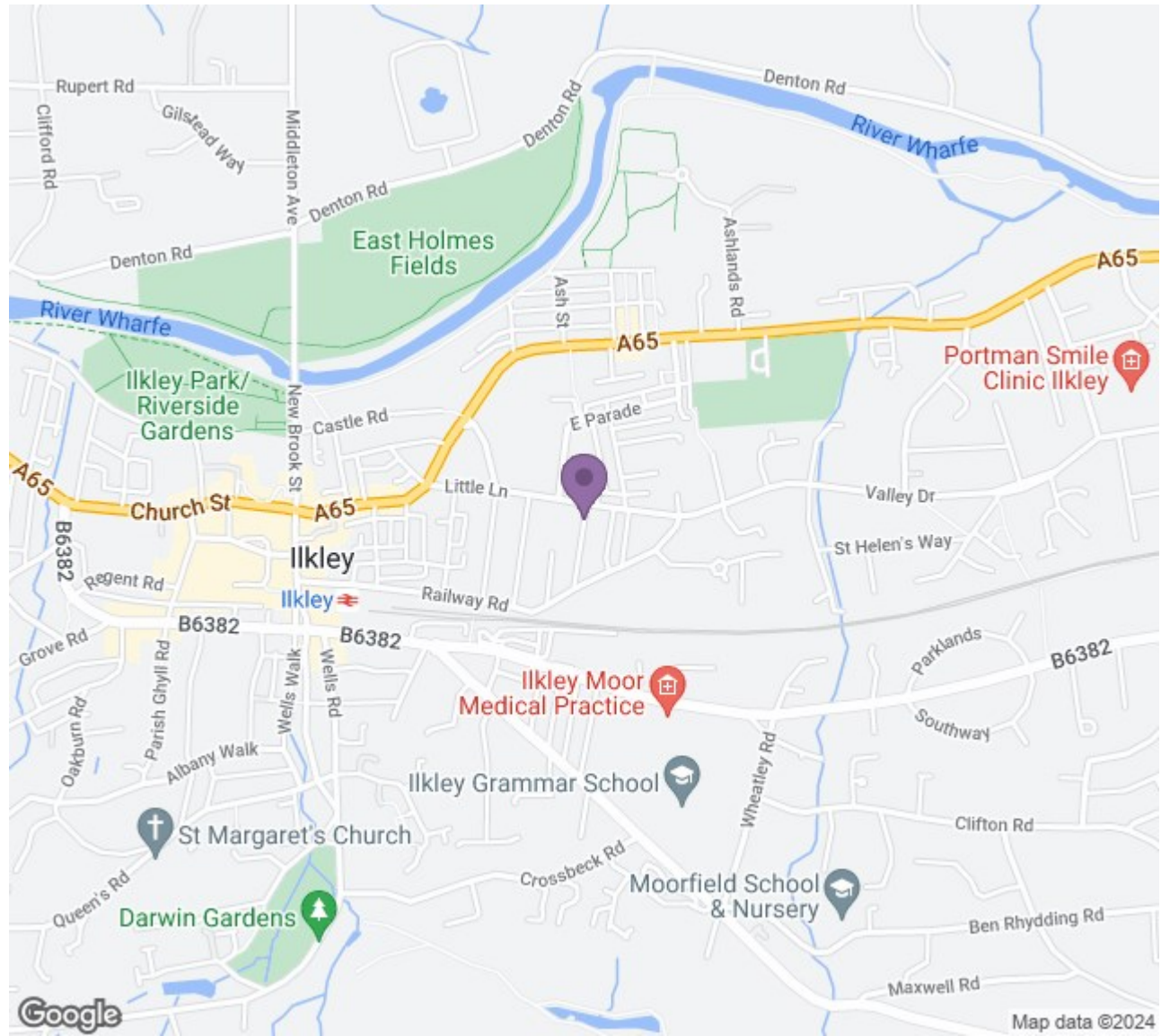
### PAYMENTS

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>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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