



- Ground Floor Apartment
- One Bedroom
- Open Plan Living Room
- Well Equipped Kitchen
- Modern Bathroom
- One Car Parking Space
- EPC Rating: C
- Well Maintained Grounds

30 Arkendale Court Norwood Drive, Menston, Ilkley, LS29 6GE

£850 PCM

A lovely one bedroomed ground floor apartment with one allocated car parking space, set within well maintained grounds in this popular development. The property has an entrance hall, spacious living room with well equipped kitchen, modern bathroom and double bedroom and is located within walking distance of the railway station. Unfurnished. EPC Rating: C



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

COMMUNAL ENTRANCE

Shared with just three other apartments the entrance has the post boxes and stairs to the upper floor.

ENTRANCE HALL

With entry phone, radiator, cupboard housing the hot water tank and additional cupboard housing the boiler.

OPEN PLAN LIVING AREA

18'11" x 16'6"

Comprising:

LIVING AREA

16'6" x 12'8"

With television and telephone points, radiator and large window to the rear elevation.

KITCHEN AREA

11'0" x 6'3"

The well equipped kitchen is fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, four ring gas hob, microwave, fridge freezer, washer dryer and dishwasher. Radiator, recessed spotlights and a large window to the rear elevation.

BEDROOM

16'9" x 10'7"

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

BATHROOM

9'1" x 5'6"

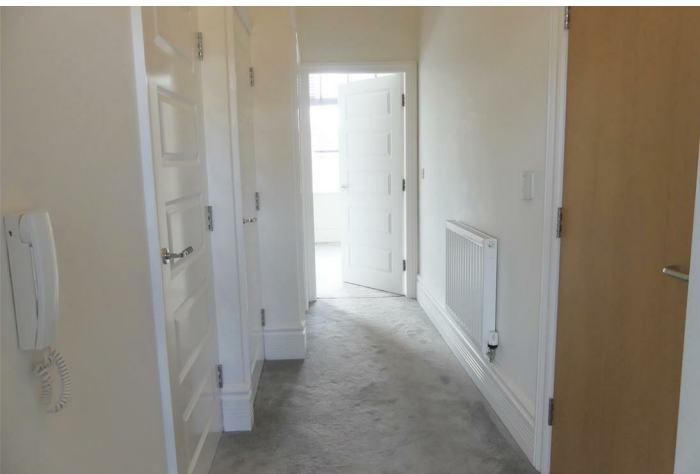
Fitted with a modern white suite comprising panelled bath with rainfall shower over and extendable shower head to the corner, vanity unit with basin and low suite w.c. There is also a shaver point, recessed spotlights and two large heated towel rails. Tiled floor and part tiled walls.

PARKING

The apartment has one allocated car parking space.

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.

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

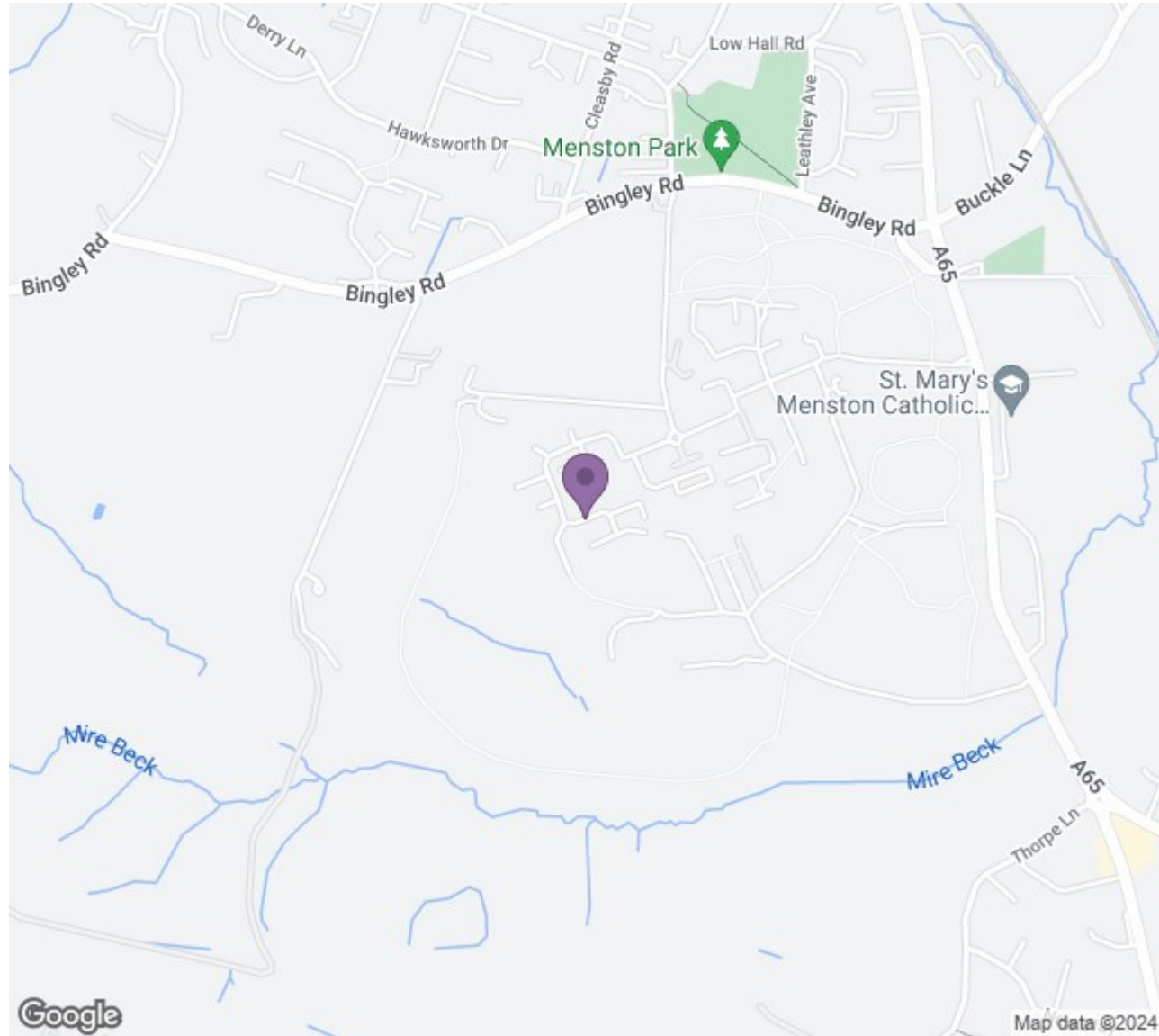
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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