



- Ground Floor Apartment
- Sitting Room
- Well Equipped Kitchen
- Master Bedroom with En-Suite
- Additional Double Bedroom
- Bathroom
- Two Allocated Car Parking Spaces
- EPC Rating: B
- Well Maintained Communal Grounds

17 All Saints Court, Ilkley, LS29 8DT

This well presented modern ground floor apartment is located just a few minutes walk from Booths supermarket, the train station, the town centre and the river. The property briefly comprises an entrance hall, sitting room, kitchen, two double bedrooms, one with en-suite shower, and a bathroom. There are also two allocated car parking spaces and well maintained communal grounds. Unfurnished.

£1,100 PCM



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

Communal Entrance

With a lift to the flats on the upper floors.

Entrance Hall

With video entryphone, airing cupboard and radiator.

Sitting Room

21' 10" into bay x 12' 10" max

This spacious living room has French doors opening to a Juliet balcony, television point, two radiators, windows to each side of the bay and a serving hatch to the kitchen.

Kitchen

9' 0" x 8' 4"

A well equipped kitchen fitted with a range of base and wall units having granite work surfaces, concealed lighting, tiled splash backs and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric double oven, four ring gas hob with cooker hood over, larder style fridge with freezer compartment, dishwasher and washer dryer. Boiler, low voltage spotlights and tiled floor.

Master Bedroom

13' 11" max x 13' 3" max

With a range of useful fitted wardrobes having sliding doors, two radiators and patio doors opening to a Juliet balcony.

En-Suite Shower

8' 1" x 4' 6"

Fitted with white suite comprising a fully tiled walk in shower enclosure, pedestal wash basin and low suite w.c. Tiled floor, part tiled walls, extractor fan, shaver point, mirrored cabinet, radiator and recessed spotlights.

Bedroom Two

12' 10" x 8' 11"

Having a television point, radiator and window.

Bathroom

8' 3" max x 5' 6"

Fitted with a white suite comprising a panelled bath with handheld shower attachment, pedestal wash basin and low suite w.c. Tiled floor, part tiled walls, radiator, shaver point, mirror fronted cabinet and recessed spotlights.





No Pets

Please note that this property does not accept pets.

Grounds

The property is set within well maintained communal grounds having easy access to the river beyond.

Parking

The apartment has two allocated car parking spaces.

Council Tax

Bradford Metropolitan District Council Tax Band D.

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

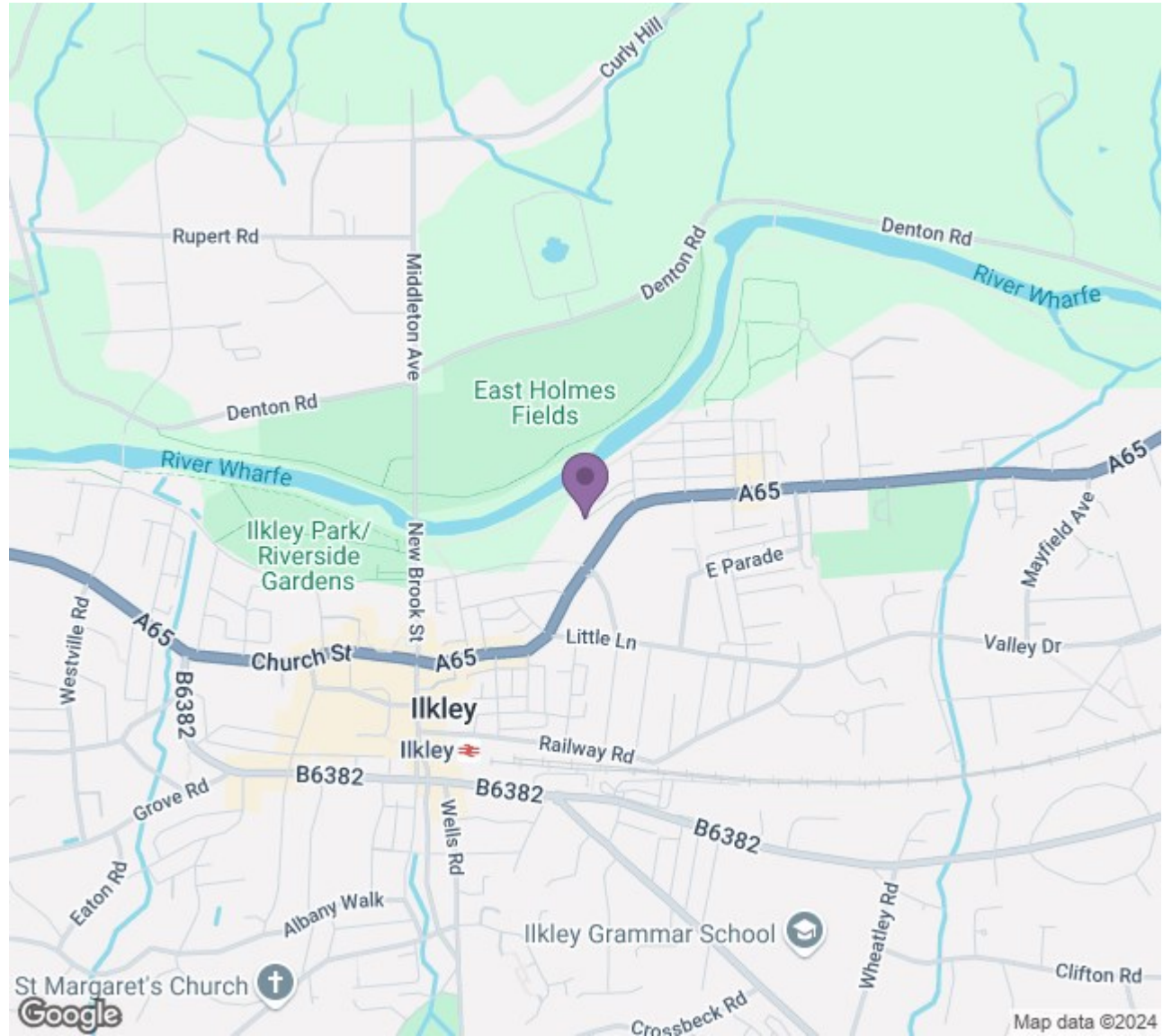
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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