



- Newly Decorated and Carpeted First Floor Apartment
- Open Plan Living Room & Kitchen
- Master Bedroom with En-Suite
- Additional Double Bedroom
- Large Bathroom
- Parking Space for One Car
- EPC Rating: C
- Convenient for Train Station

Flat 4, Menstone, 104 Bradford Road, Menston, Ilkley, LS29 6BX

£895 PCM

This deceptively spacious first floor apartment has been newly decorated throughout and newly carpeted. The property comprises a hallway with storage cupboard, a well-proportioned open plan living room and kitchen, master bedroom with en-suite shower room, a second double bedroom and a large bathroom. There is also parking for one car. Unfurnished.



This first floor apartment, with electric heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

Communal entrance with post boxes and stairs to the first floor.

FIRST FLOOR

ENTRANCE HALL

The L shaped entrance hall has an entry phone and electric radiator. A cupboard off the hall houses the hot water tank and provides some storage space. Recessed spot lights and wood effect laminate flooring.

LIVING ROOM & KITCHEN

17'3" x 15'9"

The open plan living area has wood effect laminate flooring, recessed spotlights, two electric radiators and two windows to the front elevation. The kitchen is fitted with a range of base & wall units having wood effect worktops and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and hob with cooker hood over, free-standing under counter fridge and free-standing washing machine.

MASTER BEDROOM

12'7" x 10'1"

With an electric radiator, recessed spotlights, television point and window to the side elevation.

EN-SUITE SHOWER ROOM

6'3" x 5'6"

Fitted with a shower enclosure, low suite w.c. and pedestal wash basin. There is also a heated towel rail, recessed spotlights, wood effect laminate flooring and part tiled walls.

BEDROOM TWO

12'2" x 8'10"

Having television and telephone points, electric radiator, recessed spotlights and a window to the side elevation.

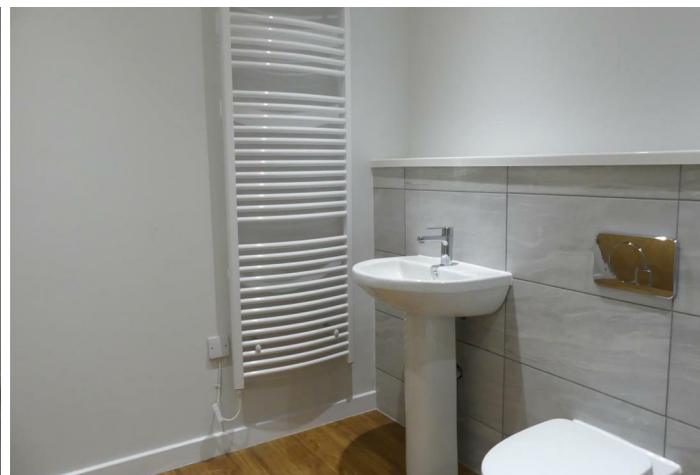
BATHROOM

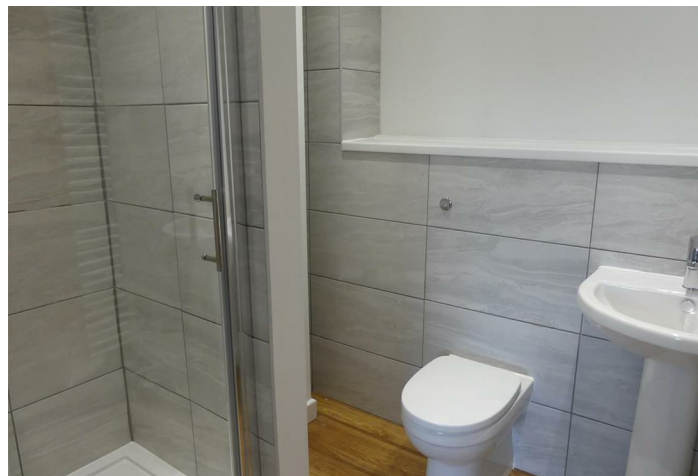
9'6" x 6'2"

Fitted with a white suite comprising a panelled bath with shower attachment and glass screen, low suite w.c. and pedestal wash basin. There is also a heated towel rail, recessed spotlights, wood effect laminate flooring and part tiled walls.

PARKING

There is one parking space for the flat.





COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.

PET POLICY

This property does not accept pets.

PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of someone 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 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.

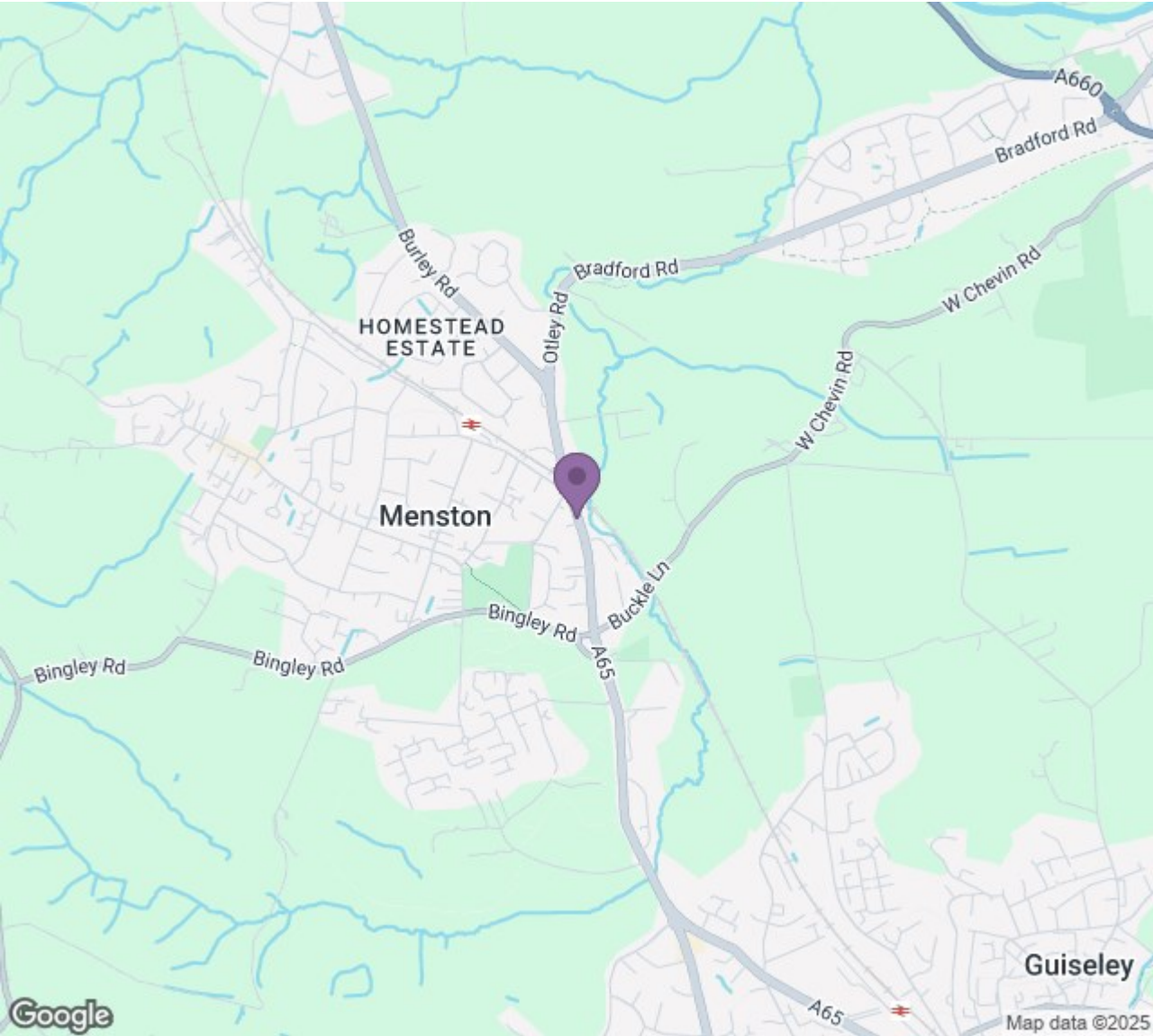
RENTAL PROCEDURE

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	79	79
(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 are 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