



- Top Floor Apartment
- Two Bedrooms
- Open Plan Living Room with Modern Kitchen
- Modern Shower Room
- Single Garage with Light & Power
- Quiet Cul-de-Sac Location in the Heart of the Village
- Unfurnished
- EPC Rating C

## 16 Ridleys Fold, Addingham, Ilkley, LS29 0SQ

This well presented top floor apartment is located in a quite cul-de-sac in the heart of this popular village and offers two bedroomed accommodation with a modern kitchen and shower room, and a single garage with light and power. Unfurnished.

**£895 PCM**





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

## GROUND FLOOR

### Communal Entrance

With stairs to the upper floors.

## SECOND FLOOR

### Entrance Hall

Having an entry phone, radiator and storage cupboard.

### Open Plan Living Room

18'10" x 19'8" max overall

### Sitting Room

18'10" x 10'7" + door recess area

The welcoming sitting room has French doors to both the front and rear elevations, one with a Juliet balcony to the front with views across the village to Beamsley Beacon and one opening on to a small balcony to the rear, as well as a window to the side elevation. There are also television and telephone points and two radiators.

### Kitchen

10'6" max x 6'4"

Fitted with a range of modern gloss fronted base and wall units having complementary laminated work surfaces, stainless steel sink unit and boarded splash backs. Integrated appliances comprise an electric oven with four ring ceramic hob and cooker over, under counter fridge with small freezer compartment and a slimline dishwasher. The kitchen also houses the boiler and has a window to the rear elevation and vinyl flooring.

### Bedroom One

10'8" x 8'11"

This well proportioned double bedroom has a radiator and a window to the front elevation.

### Bedroom Two

8'11" x 8'11"

A second double bedroom having a radiator and a window to the front elevation.





### Shower Room

5'8" x 4'5"

The bright modern shower room has a recessed shower enclosure with thermostatic shower plus a rainfall shower head, low suite w.c. and vanity unit with wash basin. There is also space and plumbing for a washing machine, illuminated mirror and a window to the rear elevation. Vinyl flooring and part tiled walls.

### Garage

18'6" x 8'9"

The property benefits from a single garage with up and over door, light and power.

### Agent Notes

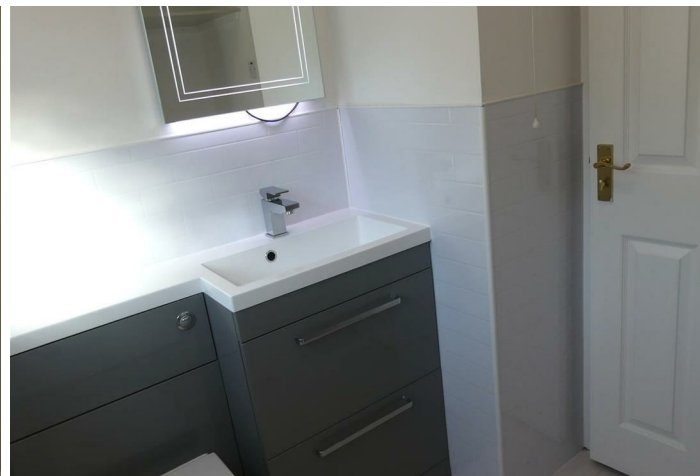
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

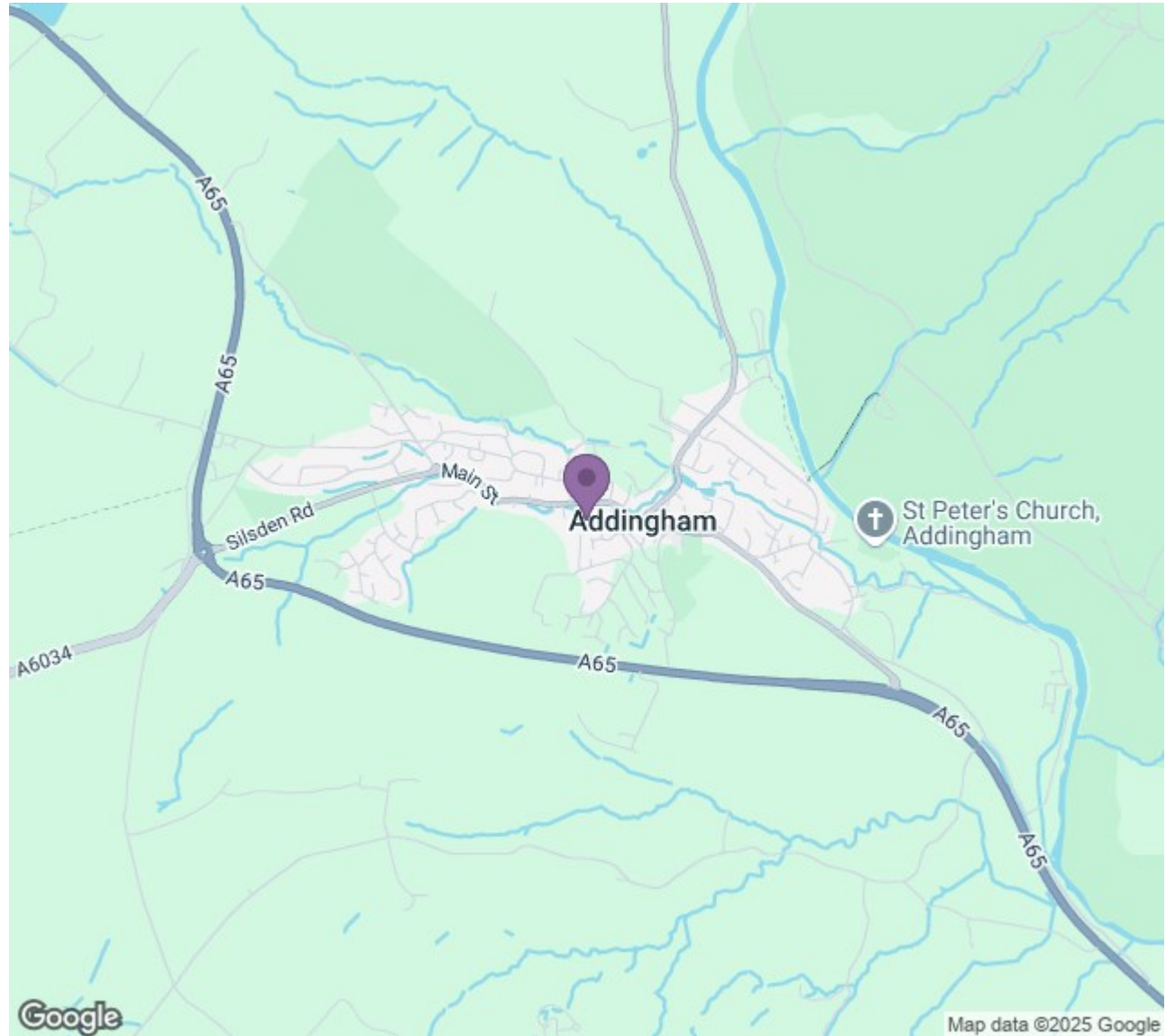
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(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