



- Spacious Split Level Apartment
- Three Double Bedrooms
- En-Suite to Master Bedroom
- Integrated Sound System
- Parking for Two Cars
- Beautifully Maintained Communal Grounds
- EPC Rating: C
- Unfurnished

4 Aysgarth Court 3 Clifford Drive, Menston, Ilkley, LS29 6FY

An extremely spacious and well equipped split level apartment finished to a high specification. The property has three bedrooms, one with en-suite shower room, two allocated car parking spaces and overlooks the well maintained communal grounds. Unfurnished.

£1,595 PCM



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

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs to the first floor.

FIRST FLOOR

ENTRANCE HALL

With radiator and airing cupboard.

OPEN PLAN LIVING ROOM

Comprising:

SITTING / DINING ROOM

27'9" x 25'2"

This spacious room with a double height ceiling has an integrated sound system, i-pod docking station and flat screen television. Three radiators, recessed ceiling spotlights and large windows overlooking the communal grounds.

KITCHEN AREA

17'1" x 9'8"

The smart kitchen is fitted with a range of high gloss base and wall units having Corian work surfaces. Integrated appliances comprise an oven, gas hob with cooker hood over, fridge freezer, washer dryer, dishwasher and microwave. The tiled floor has underfloor heating and there are recessed ceiling spotlights.

BEDROOM TWO

12'1" x 9'0"

This double bedroom has fitted wardrobes, radiator, recessed ceiling spotlights and television and telephone points.





BEDROOM THREE

11'6" x 9'6"

Another double bedroom with fitted wardrobe, radiator, recessed ceiling spotlights and television and telephone points.

HOUSE BATHROOM

7'2" x 6'3"

Fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and basin. There is also a heated towel rail and the tiled floor has underfloor heating.

SECOND FLOOR

A spiral staircase leads to the mezzanine level overlooking the living room.

MASTER BEDROOM

14'0" x 12'9"

Having a fitted wardrobe, radiator, telephone and television points and a Velux window with automatic rain sensor.

EN-SUITE SHOWER

6'2" x 5'6"

Fitted with a white suite comprising a double shower enclosure, low suite w.c. and pedestal wash basin. There is also a heated towel rail and the tiled floor has underfloor heating.

PARKING

The property has parking for two cars.

COUNCIL TAX

Leeds City Council Tax Band E.

NO PETS

Please note that this property does not accept pets.





LANDLORD PART OF WHITAKER CADRE

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.

AGENT NOTES

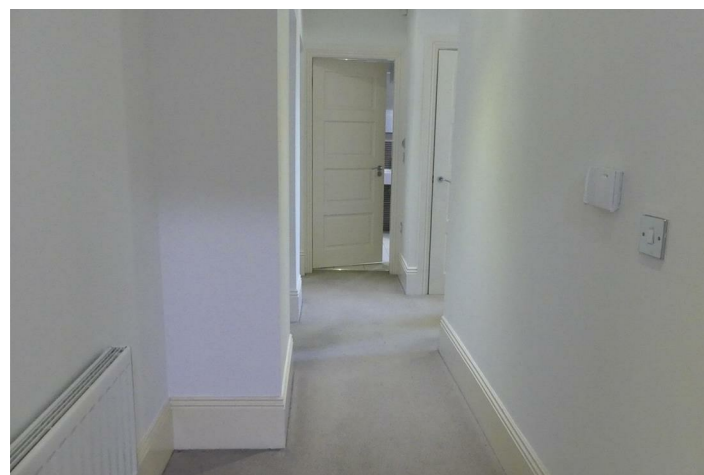
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

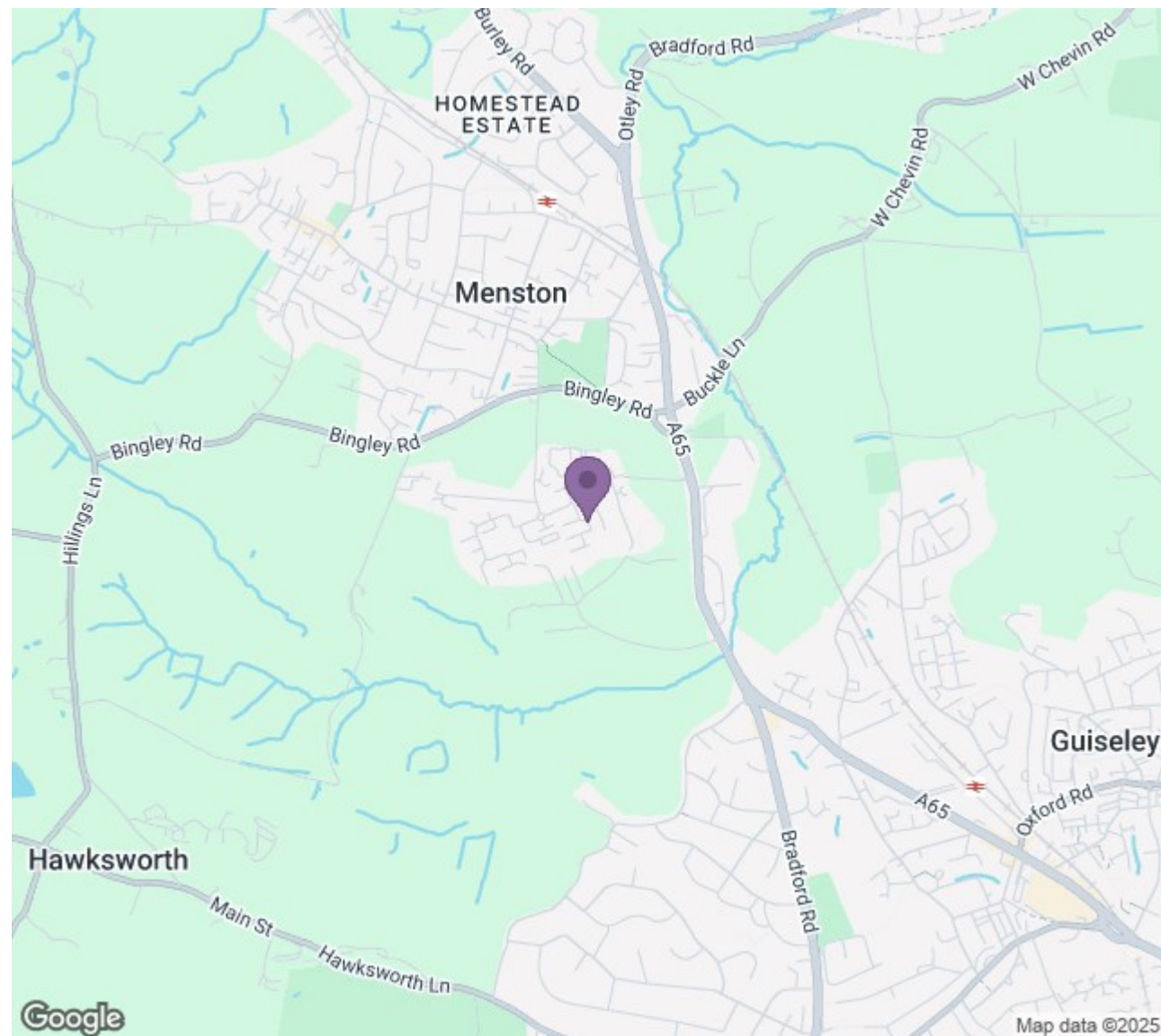


the commencement of the tenancy.

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		
(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 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.