



- High Specification Split Level Apartment
- Two Bedrooms
- Bathroom & Shower Room
- Sitting Room
- Kitchen Diner
- Large Communal Garden with Terrace
- EPC Rating: D

Flat 2, 3 Belle Vue, Ilkley, LS29 8TA

A beautifully presented split level apartment finished to a high specification and offering two bedroomed accommodation with two bathrooms and access to a communal terrace and large communal lawned garden. Conveniently located within walking distance of the train station and town centre. Unfurnished.

£1,250 PCM



The property, with gas fired central heating, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs to the upper floors and a door to the rear leading out to the communal grounds.

HALLWAY

15' 6" x 15' 4"

With an entry phone, radiator, laminate flooring and a cylinder cupboard with shelving.

CLOAKROOM

With a low suite w.c, basin and heated towel rail.

SITTING ROOM

17' 3" x 16' 0"

Having a large window to the front, radiator and laminate flooring.

KITCHEN DINER

14' 0" x 10' 0"

Fitted with a range of white hi-gloss kitchen units having complementary granite work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an electric oven, five ring gas hob with cooker hood over, fridge freezer, integrated dishwasher and integrated washing machine. Window to the rear and laminate flooring.

LOWER GROUND FLOOR

HALLWAY WITH DRESSING / STUDY AREA

With a dressing table / desk, radiator and an entry phone.

BEDROOM ONE

11' 4" x 10' 0"

Having a range of fitted wardrobes, drawers and dressing table along with a radiator and a window to the rear.

EN-SUITE SHOWER ROOM

9' 10" x 5' 0"

The stylish shower room has Travertine tiled walls and floor, large shower enclosure, basin and low suite w.c. There is also a heated towel rail, shaver point and an illuminated mirror.

BEDROOM TWO

10' 11" x 10' 1"

Having a range of fitted wardrobes, radiator and a window to the front.





EN-SUITE BATHROOM

10' 0" x 4' 9"

Travertine tiled walls and floor, short bath with shower over, low suite w.c., heated towel rail and illuminated mirror.

COMMUNAL GROUNDS

Residents have access to a communal terrace and large lawned garden to the rear of the building.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band B

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

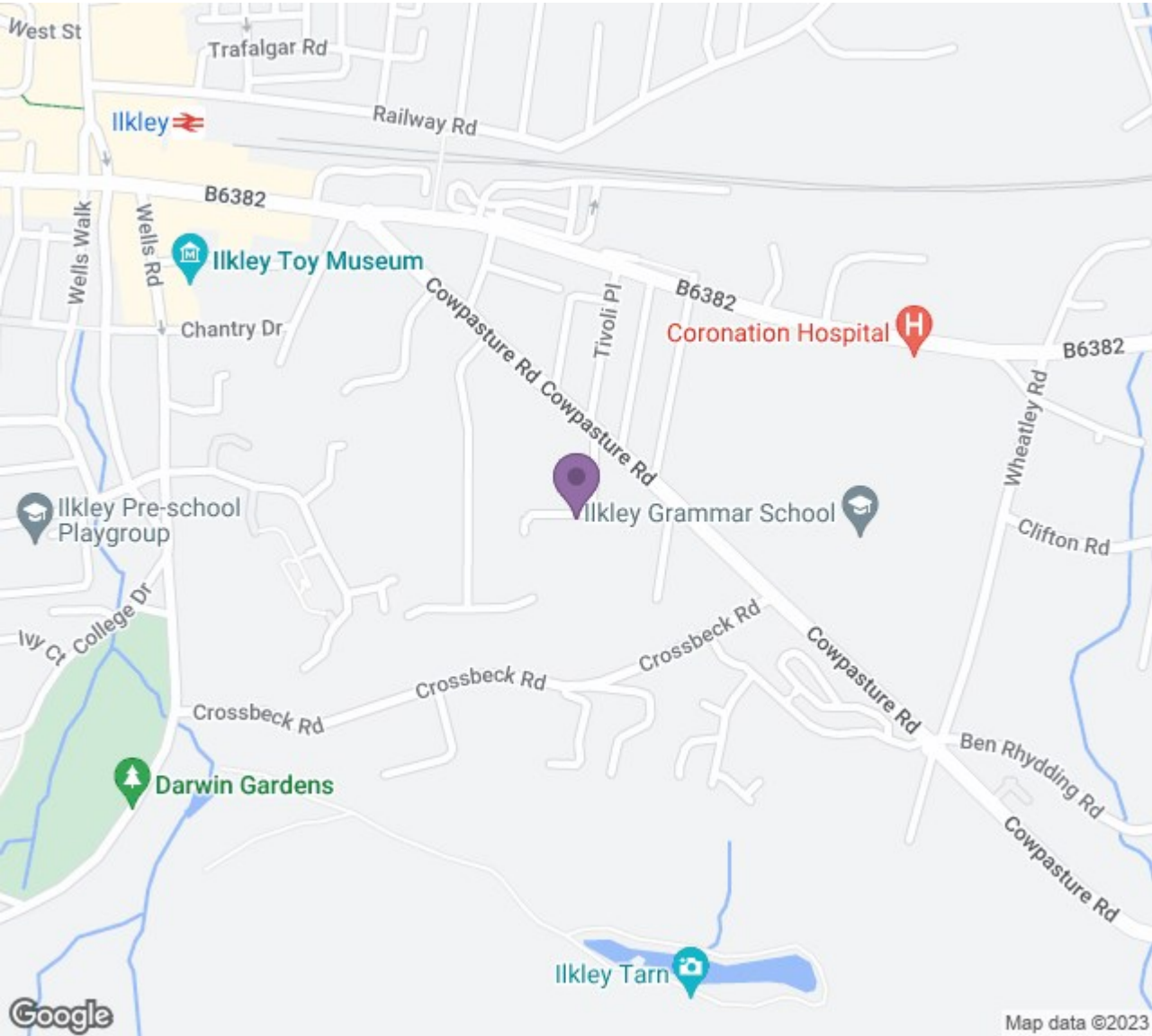
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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	61	69
(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