



- Grade II Listed Property
- Spacious Breakfast Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Enclosed Garden
- Popular Residential Area
- EPC Rating D
- Available Late July

## 29 Kings Road, Ilkley, LS29 9AR

A beautifully presented two bedroomed Grade II listed property, which has been renovated to a high specification with a contemporary finish throughout. The property benefits from a good sized enclosed walled garden, along with two stone-built outhouses. It is located in a popular residential area, and is within walking distance to the town centre and the railway station. Unfurnished.

**£1,250 PCM**





### Breakfast Kitchen

15'05" x 13'08"

A good sized kitchen fitted with a range of high gloss units, LED spotlights & breakfast bar. All integrated appliances included.

### Sitting Room

15'04" x 13'09"

Having carpeted flooring, decorative wall lights & two picture windows.

### Bedroom One

14'01" x 11'08"

Carpeted flooring, fitted cupboards and a good sized window facing out on to the garden.

### En-Suite Shower Room

10'10" x 6'07"

Partly tiled shower room, with a w/c and heated towel rail. A nice sized window facing out on to the garden.

### Bedroom Two

10'11" x 9'05"

Carpeted flooring, with a pendant light and window facing out on to the garden.

### House Bathroom

7'032" x 5'05"

Fully tiled, 3 piece bathroom suite in white.



### Outside

Neatly kept enclosed walled garden, including two stone-built outhouses.

### Council Tax

Bradford Metropolitan District Council Tax Band D.

### Parking

On street parking to the front of the property.





### Agent Notes

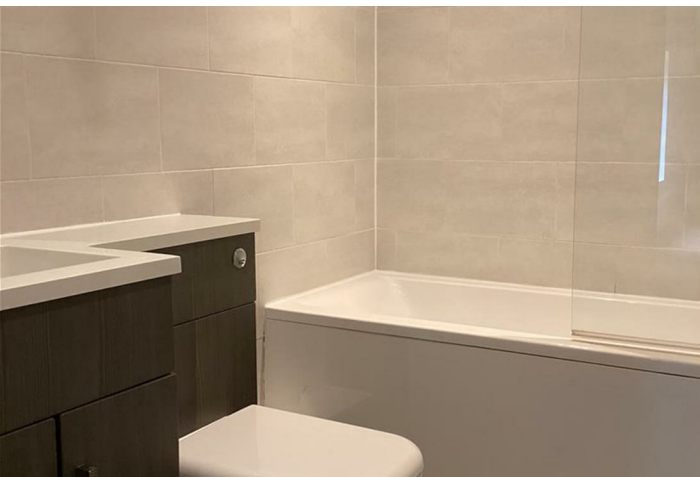
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

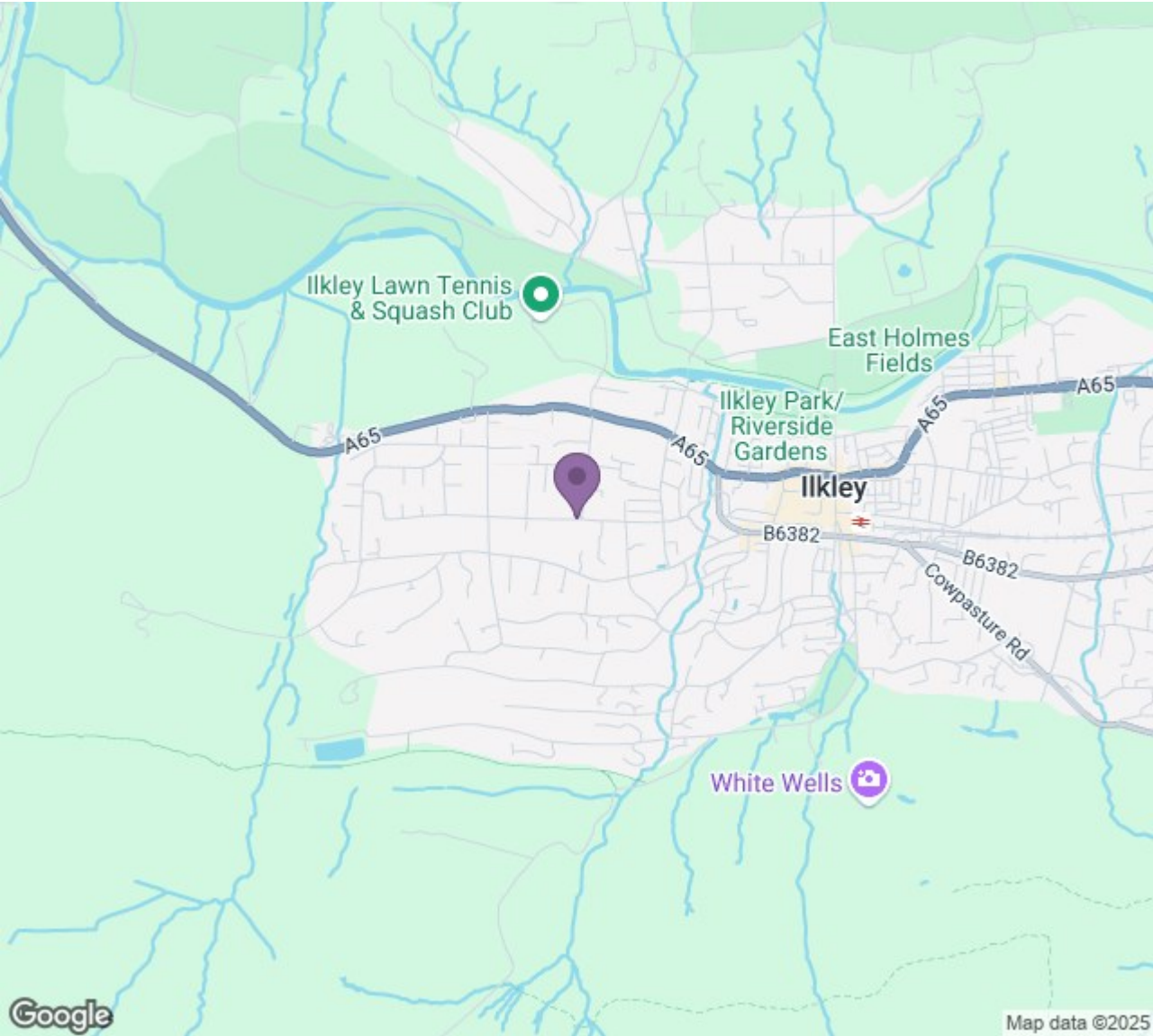
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 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